



Swan Lane, Runwell, Wickford

£425,000

- THREE BEDROOM SEMI DETACHED
- DOUBLE GLAZED
- POPULAR RUNWELL LOCATION
- REAR GARDEN WITH SHED
- EPC - D
- BATHROOM AND SHOWERROOM
- GAS CENTRAL HEATING
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- COUNCIL TAX BAND - D - CHELMSFORD

An extended THREE BEDROOM SEMI DETACHED HOUSE located in the ever popular RUNWELL. This home benefits from OFF ROAD PARKING, GAS CENTRAL HEATING and the added advantage of having both a BATHROOM and SEPARATE SHOWERROOM. The garden has a nice COMPOSITE DECKED AREA and the house has been lovingly maintained. Viewing is advised.

3 





 D

Council Tax Band: D



ENTRANCE HALL

Double glazed door to hallway, radiator, base of stairs to first floor

LOUNGE/DINER

25'1 x 11'2 max

Double glazed window to front, radiator x 2, double glazed French doors to garden, fireplace with inset Log Burner

KITCHEN

11'10 x 8'4

Double glazed windows and doors to rear garden, extensively fitted to both ground and eye level with complimentary working surfaces with inset sink with mixer tap, integrated fridge/freezer, built in oven with hob over and cooker hood, stainless steel splash back behind cooker, tile splash backs elsewhere, wood effect laminate floor covering

DINING AREA

7'11 x 6'8

Double glazed window to rear, radiator, wood effect laminate floor covering

GROUND FLOOR

BATHROOM

14'2 x 7'2

Double glazed window to front, wood effect laminate floor covering,

radiator, fitted and built in cupboards, suite in white comprising pannelled bath, low flush wc and wash hand basin inset to vanity unit

LANDING

Access loft and doors to accommodation

BEDROOM ONE

11'11 x 11'3

Double glazed window to rear, radiator

BEDROOM TWO

12'8 x 10'3

Double glazed window to front, radiator

BEDROOM THREE

8'9 x 6'11

Double glazed window to front, radiator

SHOWEROOM

Double glazed window to rear, corner shower cubicle, low flush wc and wash hand basin inset to vanity unit, heated towel rail, ceramic tiled walls

REAR GARDEN

Commences with a RAISED COMPOSITE DECKING, remainder laid mostly to lawn, shed, mature flower and shrub borders

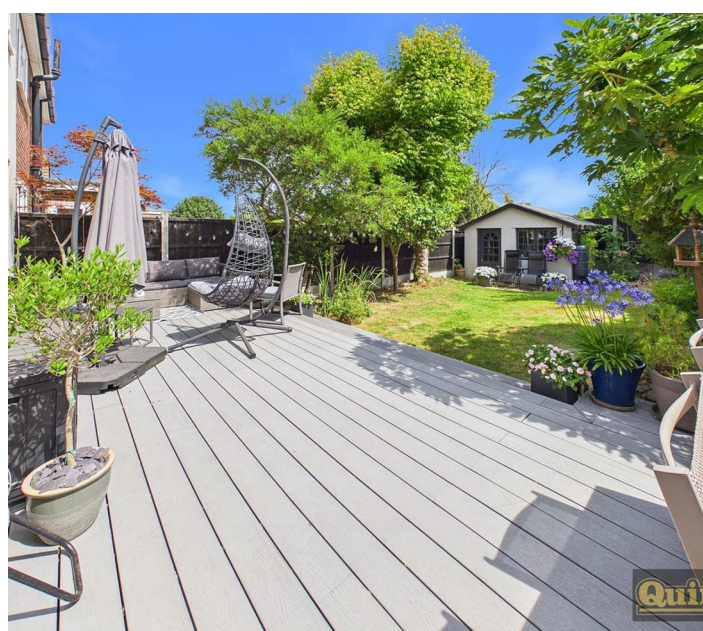
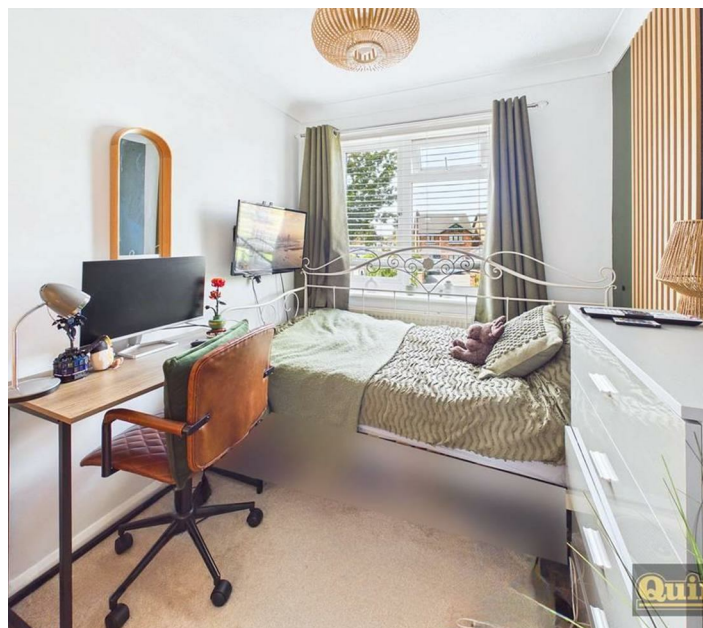
FRONT GARDEN

Shingle driveway, lawn area, mature flower and shrub flower beds,

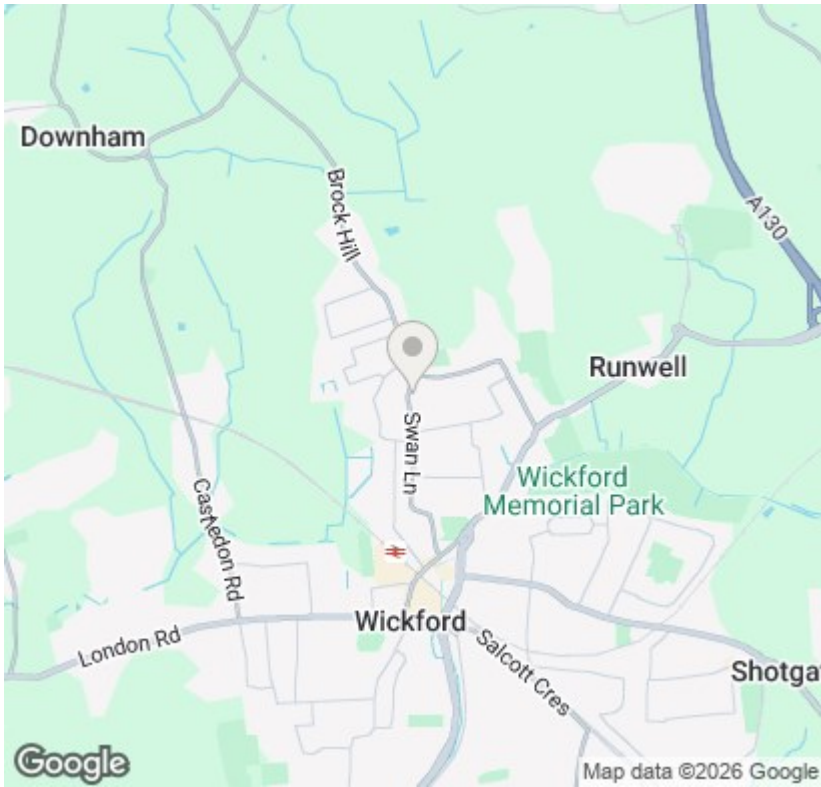
DISCLAIMER



PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.

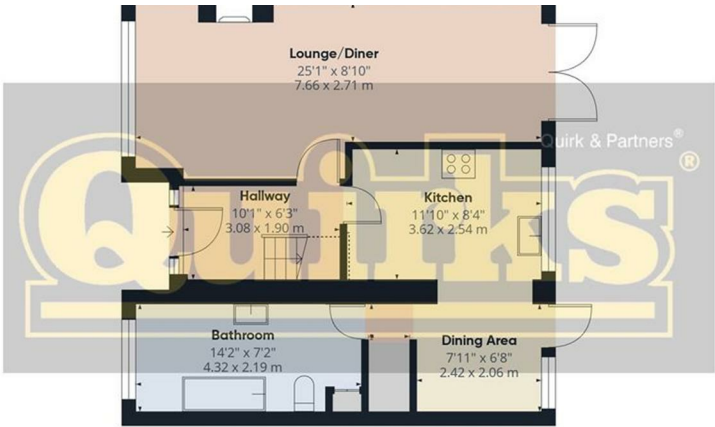






EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor 0

