



## Ulting Way, Wickford

Offers Over £450,000

- Open plan Sitting Area 12'6 x 8'6
- 3 Bedrooms
- Easy Maintenance Garden
- Refurbished Throughout
- Feature refitted Kitchen 18' x 11'2
- Refitted Shower Room
- Detached Garage & new Driveway
- New Boiler & Radiators 2022



SUPERB 3 BEDROOM DETACHED BUNGALOW. DETACHED GARAGE & NEW DRIVEWAY. 18' FEATURE KITCHEN. OPEN PLAN 12'6 SITTING AREA. NEWLY FITTED SHOWER ROOM. REFURBISHED THROUGHOUT. Situated in the sought after area of Beauchamp's area of Wickford within walking distance of Wickford memorial park, local schools and shops is this 3 bedroom detached bungalow benefitting from accommodation including feature kitchen 18' x 11'2, open plan sitting area 12'6 x 8'6, 3 bedrooms and re-fitted shower room. The property's specification includes double glazed windows, gas fired radiator heating, new boiler, new fencing, new flooring and easy maintenance garden to rear, detached garage with driveway to front providing off street parking with remainder laid to lawn.



Council Tax Band: E



Composite door to:

#### ENTRANCE HALL

Double glazed opaque window and panelling to side. Radiator. Built in storage cupboard. Laminate finish to floor extending to:

#### FEATURE KITCHEN

18' x 11'2

Double glazed window and double glazed door to rear. Recently fitted base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Built in oven, microwave, hob and extractor fan. Integrated fridge freezer, wine cooler, dishwasher and washing machine. Island unit. Breakfast bar. Coved ceiling with downlighters. Laminate finish to floor extending open plan to:

#### SITTING AREA

12'6 x 8'6

Double glazed half bay window to side. Radiator. Coved ceiling with downlighters.

#### INNER HALL

Access to loft.

#### BEDROOM

11' x 10'

Double glazed window to

rear. Radiator. Coved ceiling with downlighters.

#### BEDROOM

10' x 8'8

Double glazed French doors to rear garden. Radiator. Fitted wardrobe cupboards.

#### BEDROOM

9' x 8'

Double glazed window to side. Radiator. Coved ceiling with downlighters. Fitted wardrobes.

#### SHOWER ROOM

Double glazed opaque window to side. Suite comprising of low level WC, vanity wash hand basin and frameless shower cubicle. Extensive tiling to floor and walls. Radiator/rail. Extractor fan.

#### REAR GARDEN

Compact and designed for easy maintenance commencing with porcelain patio with remainder laid to additional lawn. Fencing to side boundary. Access via gate. Courtesy door to:

#### DETACHED GARAGE

Up and over door to front. Path and gate to side with external tap.

#### DRIVEWAY

The property benefits



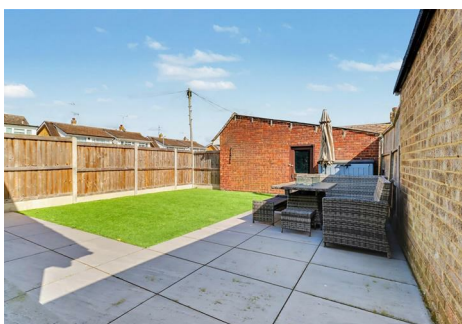


from driveway providing off street parking with the remainder of the front laid to lawn.

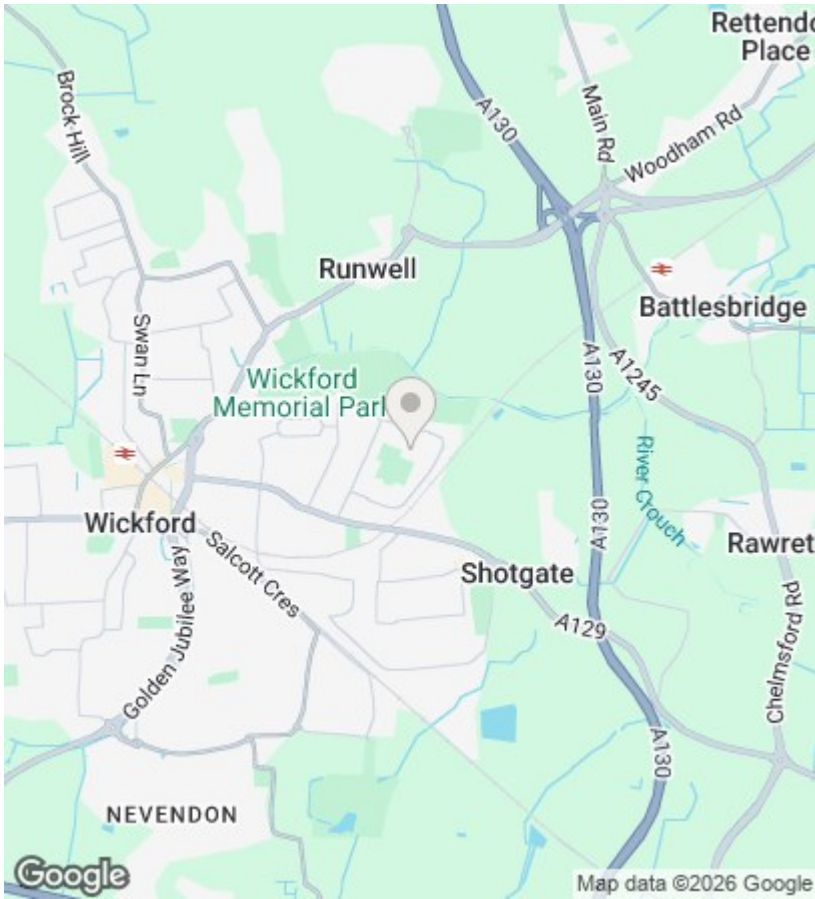
#### DISCLAIMER

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:

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	41	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 