



Church End Lane, Runwell, Wickford

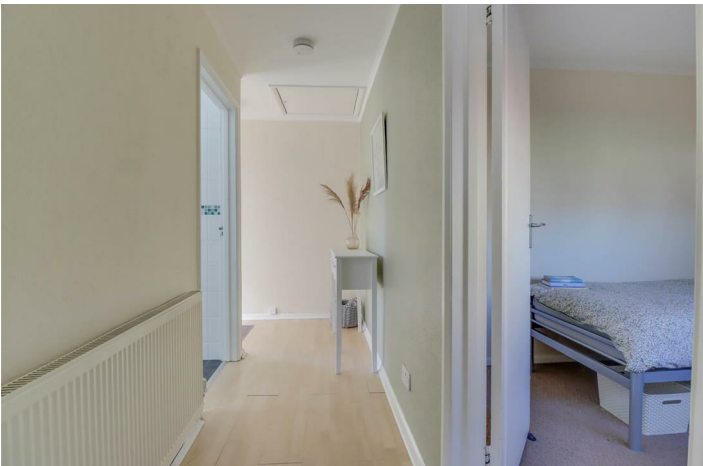
£335,000

- Living Room 14' x 11'
- Bedroom 1 14' x 11'
- Rear Garden APPROACHING 100'
- No Onward Chain
- Kitchen/Breakfast Room 14' x 9'
- Bedroom 2 10' x 7'
- OFF STREET PARKING PLANNING APPROVED.

Situated in a particularly sought after non-estate location in Runwell set within easy access of town centre and mainline station is this 2 bedroom semi-detached bungalow benefitting from accommodation including living room 14' x 11', kitchen/breakfast room 14' x 9', 2 bedrooms and bathroom. The property's specification includes double glazed windows and gas fired radiator heating, large garden to rear approaching 100' and front with **PLANNING APPROVED FOR OFF STREET PARKING**. The property benefits from being offered with no onward chain.



Council Tax Band: D



Double glazed door at side to:

ENTRANCE HALL

Access to loft.

LIVING ROOM

14' x 11'

Double glazed patio doors to rear. Radiator. Laminate finish to floor. Storage cupboards.

KITCHEN/BREAKFAST ROOM

14' x 9'

Double glazed window and door to rear. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Space for washing machine, cooker and fridge freezer. Radiator.

REAR PORCH/UTILITY

Double glazed window and double glazed door to rear garden.

BEDROOM ONE

14' x 11'

Double glazed bay window to front. Radiator. Mirror fronted wardrobe cupboards.

BEDROOM TWO

10' x 7'

Double glazed window to front. Radiator.

BATHROOM

Double glazed opaque window to side. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Tiled surround. Radiator/rail.

LARGE REAR GARDEN

approaching 100'

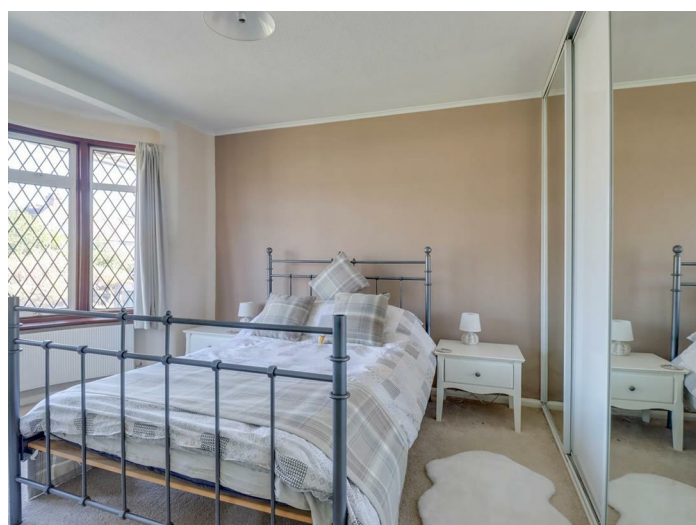
Commencing with paved patio to immediate rear with remainder laid to lawn with established trees and shrubs.

PLANNING APPROVED FOR OFF STREET PARKING

The property has potential for off street parking with PLANNING GRANTED FOR DRIVEWAY & DROP CURB.

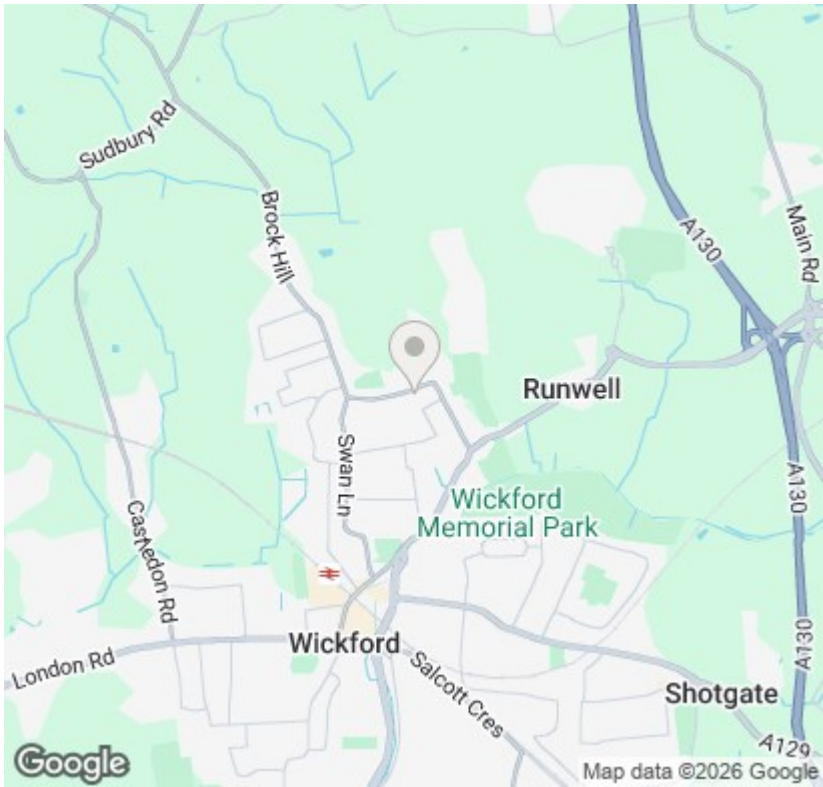
DISCLAIMER

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.





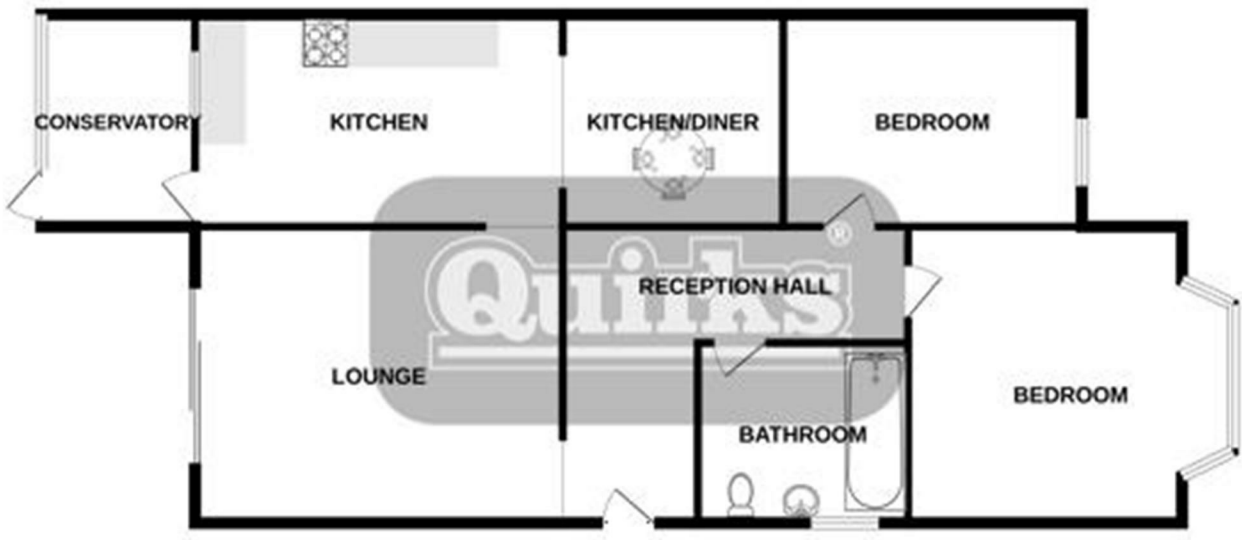




EPC Rating:
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

GROUND FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT to scale. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services have been listed. Metrebox G205/1
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