



NO ONWARD CHAIN! Bear Estate Agents are excited to bring to the market this spacious and well positioned TWO bedroom semi-detached bungalow! Bruce Grove is located in the heart of Shotgate with this home found on a no-through-road section of this street, making the front of home incredibly peaceful. There are local shops, schools and bus routes all a short walk away! Wickford High Street is also only 1.1 miles away and hosts a variety of shops, services and food outlets. A short walk further is Wickford railway station which conveniently provides access to London Liverpool Street and Stratford on the Great Anglia service. Finally, the road links are fantastic with the A127, A13 & A130 all a circa 5 minute drive away.

- NO ONWARD CHAIN!
- 1.1 Miles to Wickford High Street
- Lounge (14'11 x 11'4)
- Bedroom 1 (14'6 x 11'4)
- Pleasant Rear Garden
- Walking Distance to Shops, Schools and Bus Stops
- 1.3 Miles to Wickford Railway Station
- Kitchen (10'10 x 10'1)
- Bedroom 2 (11'5 x 10'2)
- Driveway for Two Vehicles

## Bruce Grove

Wickford

**£325,000**



# Bruce Grove



The internal layout of this home begins with an entrance hall which sits central in the floorplan and adjoins all other rooms. Both bedrooms overlook the front of the property and measure 14'6 x 11'4 and 11'5 x 10'2 respectively, both comfortably fitting a double bed. The lounge is a great sized room as well, measuring 14'11 x 11'4 and offering sliding patio doors for access to the rear garden. The kitchen boasts an abundance of cupboard and surface space, as well as room for a small dining table and chairs. There is a further door into the rear garden from the kitchen. Finally, there is a three-piece shower room comprised of walk-in shower, toilet and sink.

The rear garden is a good size and easy maintenance, currently hosting two large shed for storage. There is side access between the garden and the front of the home and there is a paved driveway to the front of the property for two vehicles side by side.

These bungalows are very sought after, so we recommend viewing at the earliest convenience. Call us today to organise an appointment!

Council Tax Band: D (£2147.31)

**AML Checks** - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

## **NO ONWARD CHAIN!**

### **Walking Distance to Shops, Schools and Bus Stops**

**1.1 Miles to Wickford High Street**

**1.3 Miles to Wickford Railway Station**

### **Entrance Hall**

**Lounge (14'11 x 11'4)**

**Kitchen (10'10 x 10'1)**

**Bedroom 1 (14'6 x 11'4)**

**Bedroom 2 (11'5 x 10'2)**

### **Three-Piece Shower Room**

### **Pleasant Rear Garden**

### **Side Access**

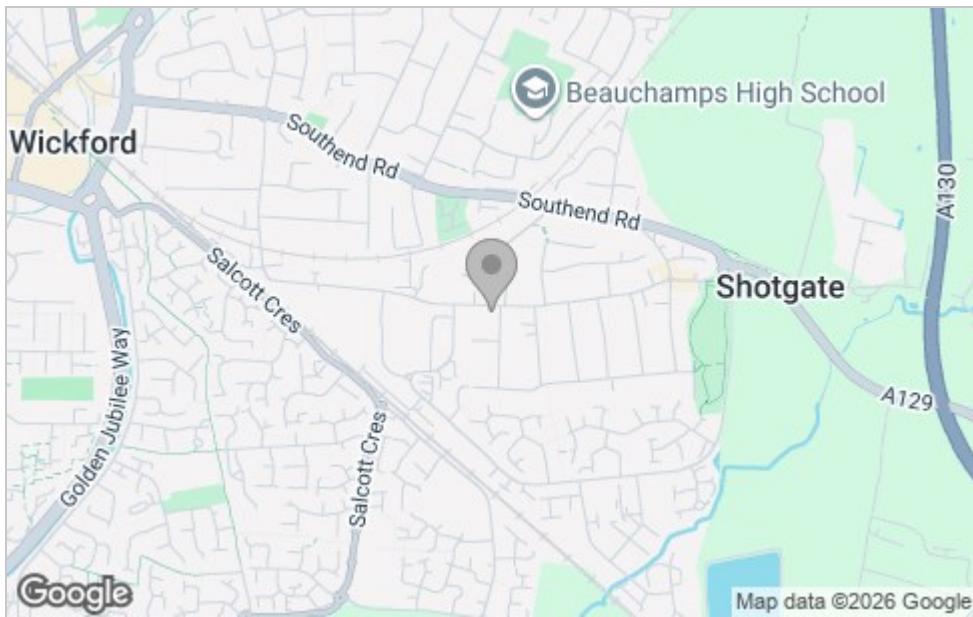
### **Driveway for Two Vehicles**



## Floor Plan



## Area Map



## Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

