



**RONA**  
SALES & LETTINGS

## Campbell Close

Wickford, SS12 9HL

- 2 Bedrooms
- Kitchen/diner
- Off street parking and garage
- Modern fitted bathroom

**£265,000**

A two bedroom terraced home located on the sought after Wick Meadows development. Representing an ideal first time purchase, the property features a good size rear garden, off street parking and own GARAGE. Located within walking distance of Wickford Town Centre and mainline railway station to London.





We are pleased to offer for sale this two bedroom terraced home located on the sought after Wick Meadows development. Representing an ideal first time purchase, the property features a kitchen/diner, modern fitted bathroom, good size rear garden, off street parking and own GARAGE. Located within walking distance of Wickford Town Centre and mainline railway station to London. Early viewing advised.

#### **ENTRANCE**

Via double glazed upvc door to:

#### **INNER HALLWAY**

Double cupboard with fuse board and hanging rail, door to:

#### **LOUNGE**

13' 10" x 10' 6" (4.22m x 3.2m)

Electric radiator to front, double glazed window to front, stairs to first floor landing, wood flooring.

#### **KITCHEN**

13' 4" x 8' 3" (4.06m x 2.51 m)

Spotlights to ceiling, double glazed window to rear, double glazed door to rear, electric hob and electric oven with extractor hood above, range of eye and base level units with



one and a half bowl stainless steel sink unit with mixer tap, wood flooring, plumbing for washing machine.

#### **FIRST FLOOR LANDING**

Loft access, airing cupboard.

#### **BATHROOM**

Obscure double glazed window to rear, wash hand basin with mixer tap and cupboard beneath, low level w.c., panelled bath with mixer tap and shower attachment, ceramic tiled walls and floor.

#### **BEDROOM ONE**

13' 5" x 11' (4.09m x 3.35m)

Double glazed window to front, two electric radiators to front, built in wardrobe, wood flooring.

#### **BEDROOM TWO**

11' x 6' 11" (3.35m x 2.11m)

Textured ceiling, double glazed window to rear, electric radiator to rear.

#### **EXTERIOR**

Paved patio to immediate rear, lawned rear garden, fencing to boundaries.

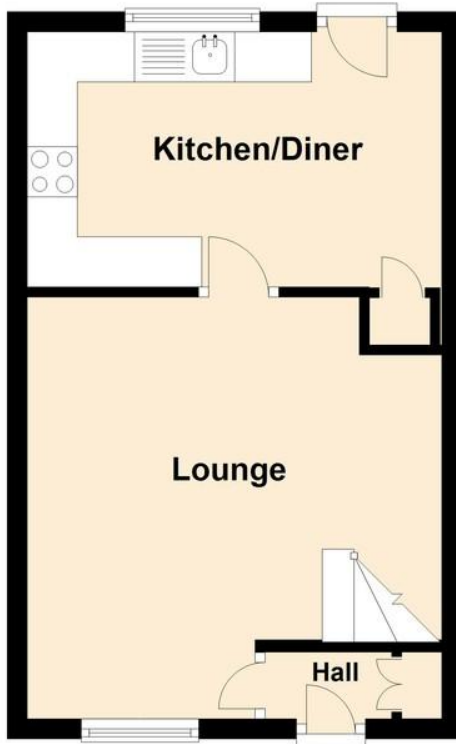
#### **FRONT**

Off street parking via block paved drive. Garage located in a row of three with up and over doors to the front.

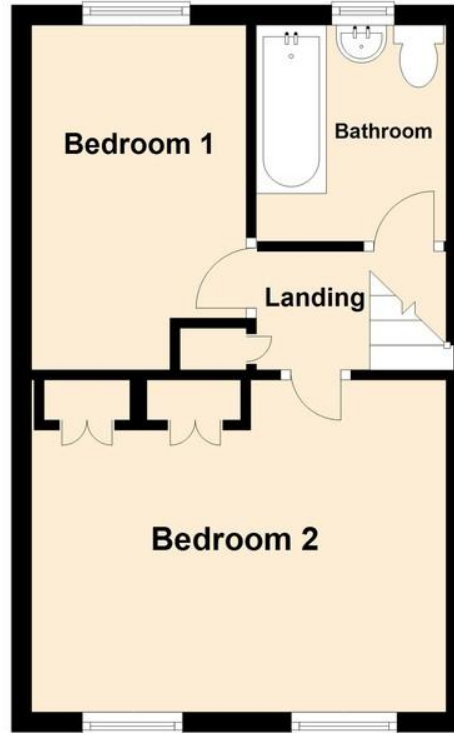
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



## Ground Floor

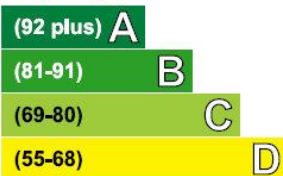


## First Floor



## Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
63	90

Regulated by RICS

t. 01268 763477

www.rona.co.uk

10 High Street, Wickford, Essex, SS12 9AZ

e. rwillis@rona.co.uk

