



**RONA**  
SALES & LETTINGS

**Charlotte Avenue**  
Wickford

**£325,000**

- Three Bedrooms
- Ample Off Street Parking
- Truly Sought After Location
- In Need Of Some Modernisation

We are delighted to offer this three bed semi-detached house situated in a truly sought location just a few minutes walk to Wickford High Street and mainline train station. The property is in need of some general modernisation but offers bright and spacious accommodation and would make an ideal project for someone looking for a family home. Features include a detached garage, ample off street parking and a westerly facing garden. No Chain.



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#### HALL

Textured ceiling, double radiator, under stairs storage cupboard, stairs to first floor, double glazed window to front and side, doors to:

#### LOUNGE

23' 2" x 13' 10" (7.06m x 4.22m)

Double glazed window to front, textured and covered ceiling, two double radiators, feature fireplace with coal effect electric fire, double glazed sliding doors to garden, door to:

#### KITCHEN

12' 2" x 8' 4" (3.71m x 2.54 m)

Textured and covered ceiling, double glazed door to garden, double glazed window to rear and side, range of matching eye and base level units, rolled edge work surfaces, integrated electric double oven and four ring gas hob, one and a half bowl sink unit with mixer tap, space for appliances, tiled floor.

#### LANDING

Double glazed window to side, airing cupboard housing wall mounted boiler, textured ceiling, doors to:





#### **BATHROOM**

Obscure double glazed window to rear, double radiator, textured and covered ceiling, tiled walls, wood panelled bath with hand grips and wall mounted electric shower, low level w/c, pedestal wash hand basin.

#### **BEDROOM ONE**

13' 1" (into wardrobe) x 9' 11" (3.99m x 3.02m)

Double glazed window to front, textured and covered ceiling, double radiator.

#### **BEDROOM TWO**

13' 2" (into door recess) x 7' 5" (4.01m x 2.26m)

Double glazed window to rear, textured and covered ceiling, radiator.

#### **BEDROOM THREE**

9' 11" x 7' 5" (3.02m x 2.26m)

Double glazed window to front, textured ceiling, radiator.

#### **REAR GARDEN**

Westerly facing garden commencing with patio area, remainder laid to lawn, fencing to boundaries, water tap, side access gate, door to:

#### **DETACHED GARAGE**

15' 4" x 8' 4" (4.67m x 2.54m)

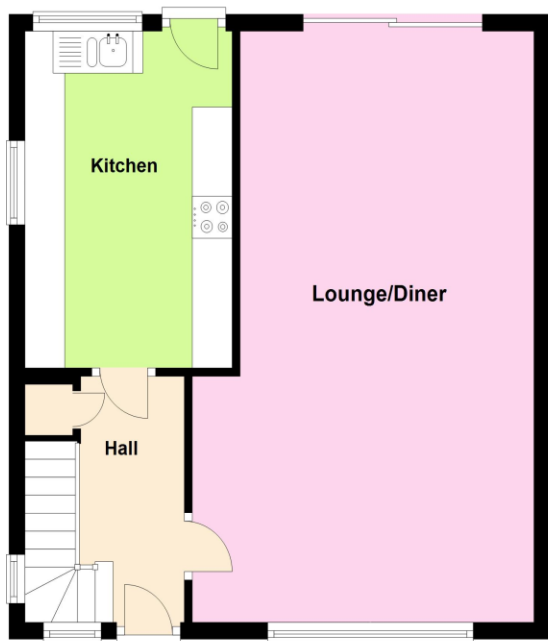
Up and over door, power and lighting, work bench.

#### **EXTERIOR**

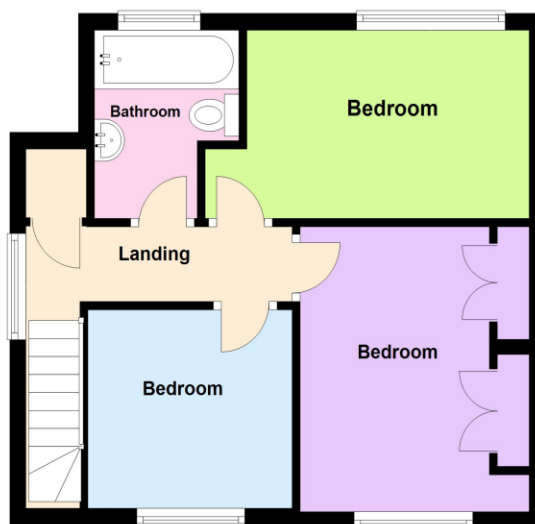
Majority laid to lawn, driveway to garage offering off street parking for several vehicles.



### Ground Floor



### First Floor



Regulated by RICS

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