



**RONA**  
SALES & LETTINGS

**Pine Close**  
Wickford

**£185,000**

- One bedroom bungalow
- Applicants aged 55 years and above
- Own rear garden
- 16'11 Lounge/diner

Located in the sought after Pine Close development in Wickford, we are pleased to offer for sale this one bedroom end of terrace bungalow. Available to applicants aged over 55 years, the property features a fitted kitchen, modern wet room, 16'11 lounge and rear garden. Located conveniently for local bus routes, shops and amenities, there are also communal gardens, large communal lounge and laundry facilities on site. Available with no onward chain.







#### **ENTRANCE**

Via obscure double glazed door to:

#### **INNER HALLWAY**

Textured ceiling, radiator to side, storage cupboard, door to:

#### **KITCHEN**

9' 11" x 8' 2" (3.02m x 2.49m)

Textured ceiling, double glazed window to front, serving hatch to rear, double radiator to rear, range of eye and base level unit with roll edge work surfaces over comprising one and half bowl ceramic sink and drainer unit with mixer tap, space and plumbing for appliances, tiled splash backs, wall mounted boiler.

#### **LOUNGE/DINER**

16' 11" x 9' 10" (5.16m x 3m)

Textured ceiling, double glazed door and window to rear, brick built feature fireplace, radiator to front and rear.

#### **WET ROOM**

Obscure double glazed window to front, tiled walls, heated chrome towel rail, low level w.c, wash hand basin with mixer tap inset to vanity unit, wall mounted electric shower, commercial grade anti-slip vinyl flooring.





### **BEDROOM**

8' 4" x 13' 9" (2.54m x 4.19m)

Textured ceiling, double glazed window to front, double radiator to side, fitted wardrobe.

### **EXTERIOR**

### **REAR GARDEN**

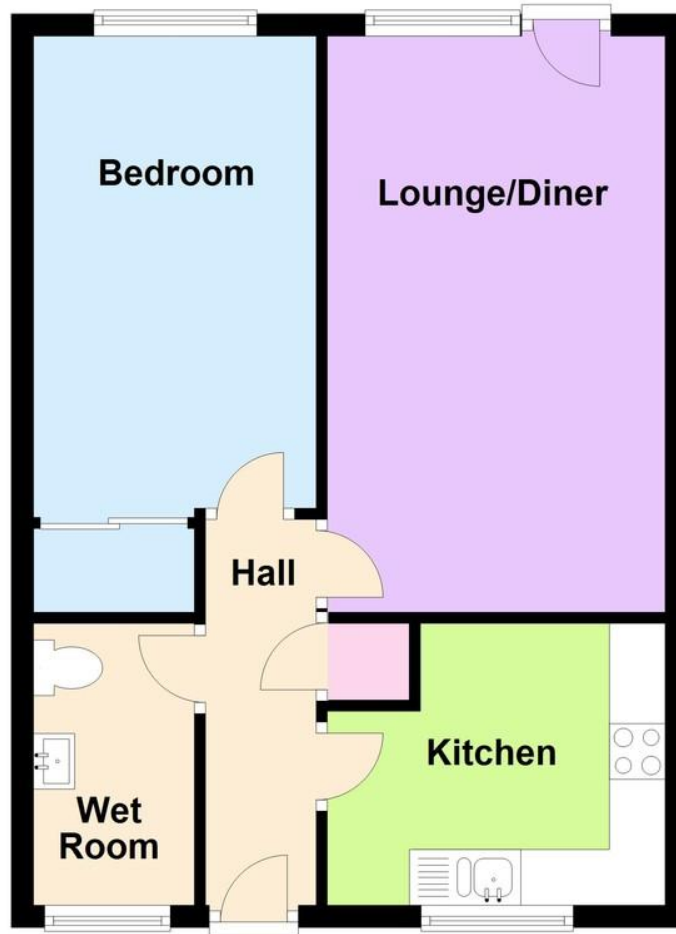
Paved patio to immediate rear, remainder is mainly shingled, fencing to boundaries, timber shed.

Agents note: The development also includes communal gardens, communal lounge and laundry area.

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



### 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>		
(55 - 68) <b>D</b>	<b>60</b>	<b>71</b>
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Regulated by RICS

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