



**RONA**  
SALES & LETTINGS

**Wick Drive** Wickford  
**£325,000**

- Three bedrooms
- Character semi detached home
- General modernization required
- Large south backing rear garden

A three bedroom semi detached home located ideally for Wickford Town Centre and mainline railway to London. The property requires general modernization and features well proportioned rooms, large south backing rear garden, detached garage and off street parking. Available with no onward chain.





#### **ENTRANCE**

Via obscure double glazed door to:

#### **PORCH**

Tiled floor, obscure double glazed door to:

#### **INNER HALLWAY**

Double radiator to side, stairs to first floor, textured and coved ceiling, doors to:

#### **LOUNGE/DINER**

#### **LOUNGE AREA**

11' 10" x 12' (3.61m x 3.66m)

Textured and coved ceiling, ceiling rose, double glazed bay window to front, brick built fireplace.

#### **DINING AREA**

13' x 12' max" (3.96m x 3.4m)

Double glazed window to rear, double radiator to rear, textured and coved ceiling, ceiling rose, door to;





#### KITCHEN

15' 9" x 6' 5 max (4.6m x 2.06m)

Double glazed window to rear, double glazed door to rear, range of eye and base level units with roll edge work surfaces over incorporating stainless steel sink and drainer unit with mixer tap, plumbing for appliances, obscure glazed window to side, laminated flooring.

#### FIRST FLOOR LANDING

Textured and coved ceiling, loft access, obscure glazed window to side, doors to;

#### BEDROOM ONE

13' 0" x 12' max (3.96m x 3.3m)

Textured ceiling, range of fitted wardrobes, double radiator to rear, double glazed window to rear, two built in cupboards, housing boiler system. (Installed in 2018)

#### BEDROOM

12' x 11' 11" (3.66m x 3.63m)

Double glazed window to front, range of fitted wardrobes, cast iron featured fireplace, double radiator to rear.

#### BEDROOM THREE

7' 3" x 5' 11" (2.21m x 1.8m)

Double glazed window to front, radiator to front.



#### BATHROOM

Textured and coved ceiling, obscure double glazed window to rear, wash hand basin inset to vanity unit, panelled bath with wall mounted electric shower, low level w.c, laminate flooring, tiled walls.

#### EXTERIOR

South backing rear garden in excess of 100ft commencing with patio area to immediate rear, remainder is laid to lawn, fencing to boundaries, gated side access, doors to garage and workshop, water tap, green house. Brick built shed/utility with window to side, power and light connected, door to:  
W.C: Low level w.c, lighting, shelving, obscure double glazed window to side.

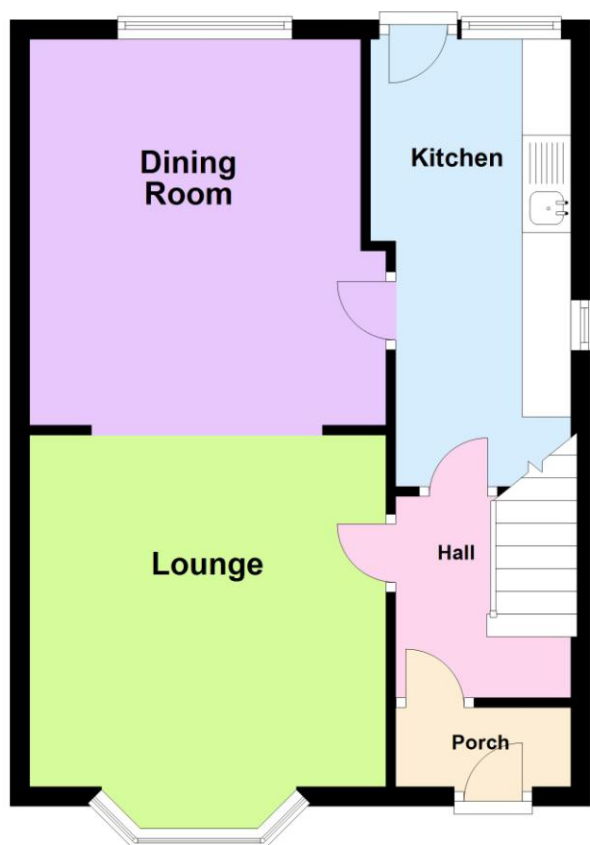
The front of the property features a shingled front garden with off street parking and access to garage.

#### AWAITING EPC RATING

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**



Regulated by RICS

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