



**RONA**  
SALES & LETTINGS

**Brunwins Close** Wickford  
OIEO £300,000

- Two bedrooms
- Extended Carter and Ward bungalow
- 17'9 Kitchen/breakfast room
- Sitting Room

An extended two bedroom 'Carter and Ward' built bungalow, occupying a larger than average plot. The property requires general modernization and features a 17'9 kitchen/diner, two reception rooms, modern fitted shower room, large rear garden and ample off street parking. Located in a popular cul de sac position in the Southend Road area and within walking distance of Wickford Town Centre, local shops and amenities. Available with no onward chain.





#### **ENTRANCE**

Via obscure double glazed door to:

#### **PORCH**

Further obscure double glazed door to:

#### **INNER HALLWAY**

Textured and covered ceiling, loft access (loft housing boiler), doors to:

#### **LOUNGE**

14' 11" x 11' 11" (4.55m x 3.63m)

Tiled and covered ceiling, secondary glazed window to front, two feature windows to side, brick built feature fireplace, radiator to front.

#### **BEDROOM ONE**

11' 11" x 9' 10" (3.63m x 3m)

Tiled ceiling, glazed window to front, radiator to front, range of fitted wardrobes.

#### **SHOWER ROOM**

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



#### **KITCHEN**

17' 9" x 9' 2" (5.41m x 2.79m)

Tiled ceiling, secondary glazed window to rear, range of eye and base level units with roll edge work surfaces over, tiled splash back, stainless steel sink and drainer, vinyl flooring, radiator to side, open plan to:

#### **SITTING ROOM**

12' 11" x 12' (3.94m x 3.66m)

Double glazed patio door to rear, obscure double glazed door to side, Perspex roof to ceiling, radiator to side.

#### **BEDROOM TWO**

10' 7" x 8' (3.23m x 2.44m)

Tiled and coved ceiling, built in storage cupboard.

#### **EXTERIOR**

A good size rear garden commencing with a paved patio to immediate rear, remainder is laid to lawn, paved pathway, feature flower beds to borders, timber shed to rear, fencing to boundaries and gated side access. The front of the property boasts off street parking for a number of vehicles via independent driveway leading to carport and additional lawned front garden.

#### **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



Regulated by RICS

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