



RONA
SALES & LETTINGS

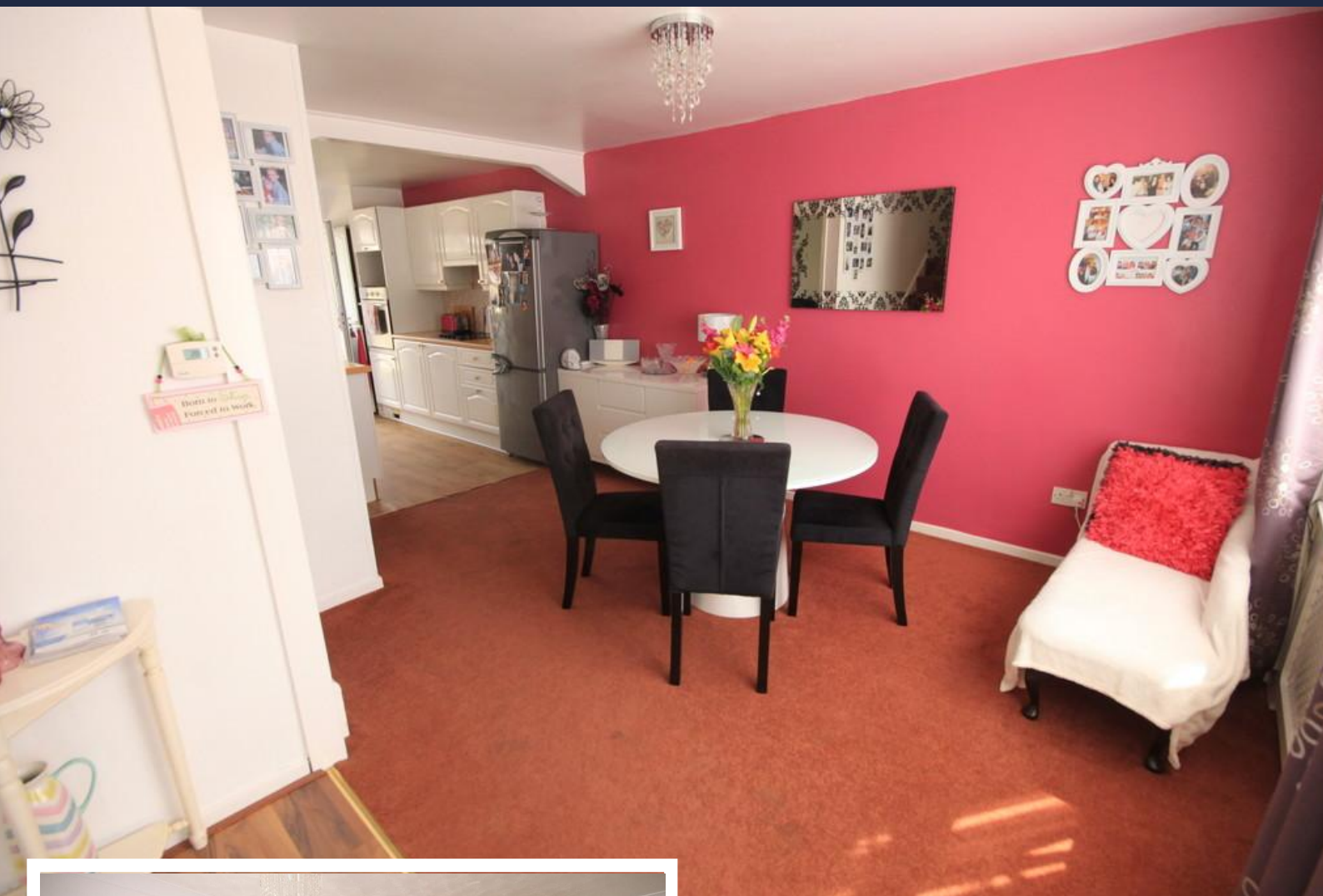
Laburnum Avenue O.I.E.O. £305,000

Wickford, SS12 0DA

- Three bedroom house
- Open plan Kitchen/Dining room 27'1 x 13'10
- Ground floor cloakroom
- Close to Wickford High Street

A 3 bedroom terraced house situated in a popular location close to Wickford High Street and mainline station. The property benefits from open plan kitchen/dining room 27'1 x 13'10, ground floor cloakroom, double glazing and a hard standing to front offering potential for off street parking.





ENTRANCE

Via obscure double glazed door to:

GROUN D FLOOR CLOAKROOM

Obscure double glazed window to front, double radiator, wood flooring, wash hand basin, low level w.c.

OPEN PLAN KITCHEN/DINING ROOM

27' 1" x 13' 10" (8.25m x 4.22m)

DINING AREA

Smooth ceiling, radiator, stairs to first floor landing, cupboard housing meters, doors to:

KITCHEN AREA

Range of matching eye and base level units with roll edge work surfaces over incorporating stainless steel sink unit with mixer tap, integrated oven and four ring gas hob with extractor over, double glazed window to rear, obscure double glazed door to garden, space for appliances, vinyl flooring, door to:



LOUNGE

15' 4" x 9' 11" (4.67m x 3.02m)

Double glazed window to rear, double glazed French doors to garden, textured and coved ceiling, radiator.

LANDING

Textured ceiling, airing cupboard, access to loft, doors to:

BATHROOM

Obscure double glazed window to front, wood effect flooring, vanity wash hand basin, panelled bath with mixer tap and wall mounted electric shower over, low level w.c, radiator, textured and coved ceiling.

BEDROOM THREE

8' 11" x 6' 9" (2.72m x 2.06m)

Double glazed window to front, textured ceiling, radiator, cupboard housing boiler, storage cupboard, hanging rail.

BEDROOM ONE

16' 9" into wardrobes x 9' 11" (5.11m x 3.02m)

Double glazed window to rear, textured and coved ceiling, radiator with ornate cover.

BEDROOM TWO

15' 2" x 7' 2" (4.62m x 2.18m)

Double glazed window to rear, smooth ceiling, radiator.

GARDEN

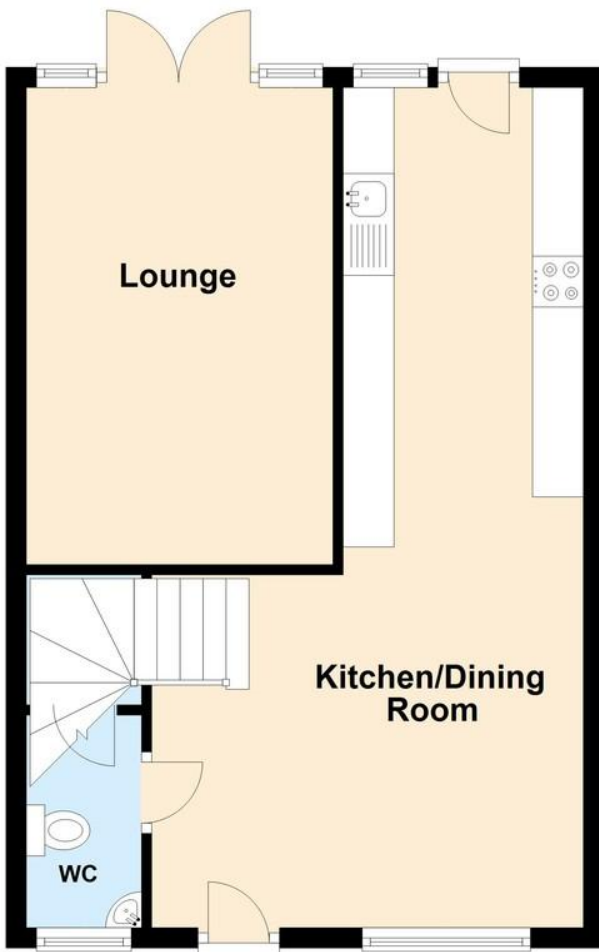
Patio area to immediate rear, remainder is laid to lawn, rear gated access, fencing to boundaries, brick built shed with double glazed window to side and double glazed door, water tap.

FRONT GARDEN

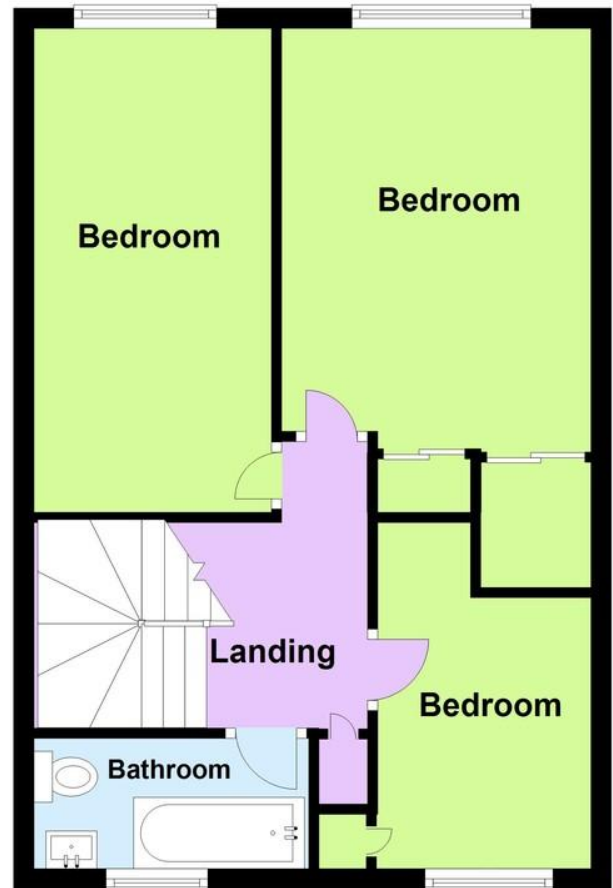
The front garden is majority hard standing offering scope for off street parking. Shingled feature to border, pathway to front door.



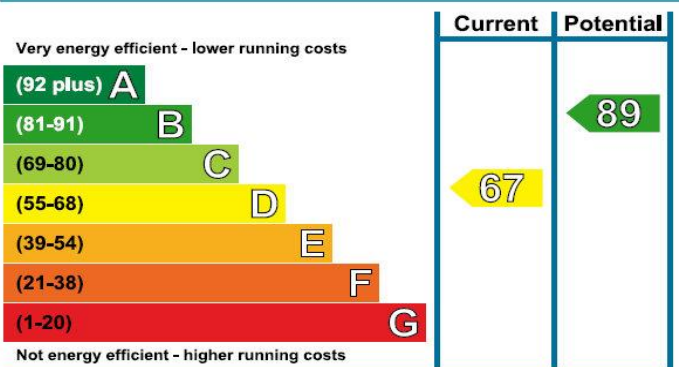
Ground Floor



First Floor



Energy Efficiency Rating



Regulated by RICS

t. 01268 763477

www.rona.co.uk

10 High Street, Wickford, Essex, SS12 9AZ

e. rwillis@rona.co.uk

