

POPULAR LOCATION

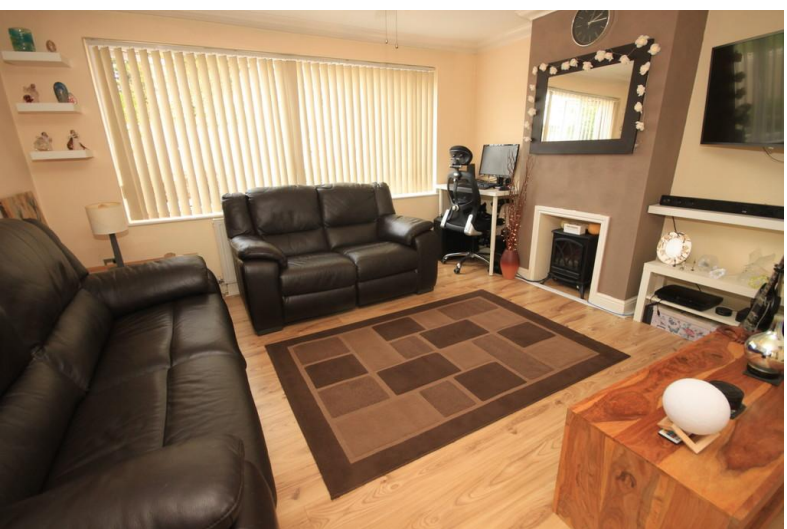


RONA
SALES & LETTINGS

Cedar Avenue Wickford
GUIDE PRICE £300,000 - £310,000

- Two double bedrooms
- 17'3 x 13'5 Lounge
- Modern fitted kitchen/diner
- Three piece bathroom suite

A two double bedroom 'Carter and Ward' built semi detached house, located within walking distance of Wickford Town Centre and mainline railway station to London. The property features a good size lounge with modern fitted kitchen/diner to the ground floor, two good sized bedrooms and modern three piece bathroom suite to the first floor. Externally there is a secluded south/westerly backing rear garden and detached garage with parking space to the side of the property.





ENTRANCE

Via obscure double glazed door to:

LOUNGE

17' 3" x 13' 5" (5.26m x 4.09m)

Textured and covered ceiling with ceiling fan double glazed window to front, double radiator to front and rear, stairs to first floor with under stairs storage cupboard, laminate wood flooring.

KITCHEN/DINER

13' 5" x 10' 11" (4.09m x 3.33m)

Textured and covered ceiling, double glazed window to side, double glazed French doors to rear, range of matching eye and base level units with work surfaces over incorporating a ceramic sink and drainer unit with mixer tap, integrated four ring induction hob and oven, tiled splash backs, integrated fridge/freezer, space and plumbing for appliances, concealed combi boiler, tiled effect laminate flooring.



FIRST FLOOR LANDING

Textured and covered ceiling, loft access, doors to:



BEDROOM ONE

13' 6" x 10' 11" (4.11m x 3.33m)

Textured and covered ceiling with ceiling fan, double glazed window to rear, double radiator to rear.

BEDROOM TWO

13' 5" x 11' 2" (4.09m x 3.4 m)

Textured and covered ceiling, double glazed window to front, double radiator to side, fitted wardrobes.

BATHROOM

Obscure double glazed window to side, panelled bath with mixer tap and shower attachment, wash hand basin with built in storage, chrome heated towel rail, vinyl flooring.

EXTERIOR

South/westerly facing rear garden commencing with a paved patio to immediate rear, gated side access, the remainder is mainly laid to lawn with a range of fencing to boundaries and storage shed to rear.

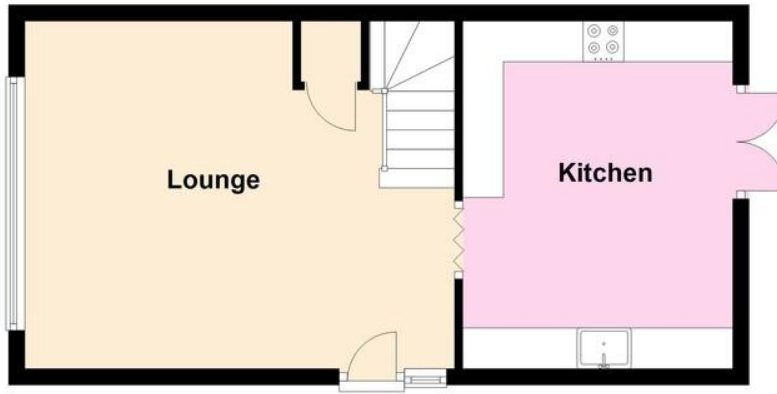
To the side of the property located in the cul de sac, there is a single garage with up and over door to front and off street parking space.

AWAITING EPC

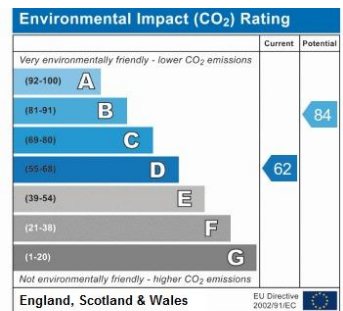
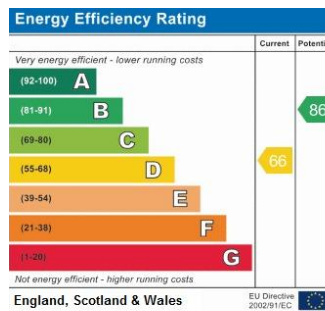
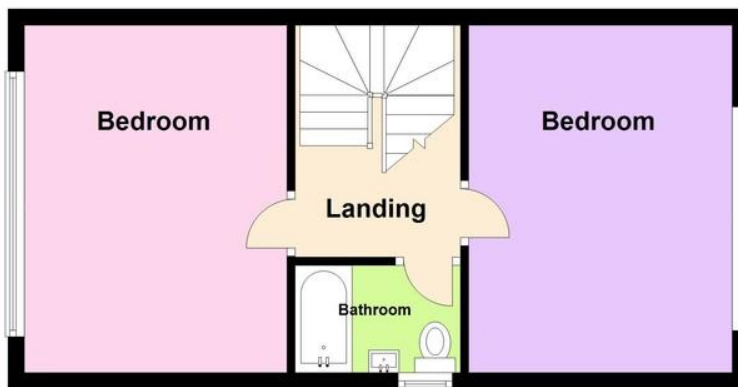
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Ground Floor



First Floor



Regulated by RICS

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