

 NO ONWARD CHAIN



**RONA**  
SALES & LETTINGS

**Grange Road** Wickford  
**£310,000**

- Extended two bedroom bungalow
- 14' lounge
- Dining Area
- 12'6 Conservatory

An extended two bedroom semi detached bungalow located in the sought-after area of Brock Hill in Wickford. The property requires some general modernization with the main features including a 14' lounge with additional dining area, 12'6 conservatory, 14'7 kitchen, shower room, good size rear garden and off street parking. Available with no onward chain





#### **ENTRANCE**

Via obscure double glazed door to:

#### **INNER HALLWAY**

Textured and covered ceiling, access to loft via hatch, radiator to side, doors to:

#### **BEDROOM ONE**

14' x 9' 2" (4.27m x 2.79m)

Textured and covered ceiling, double glazed bow window to front, radiator front.

#### **BEDROOM TWO**

9' 9" x 7' 11" (2.97m x 2.41m)

Textured and covered ceiling, double glazed bow window to front, double radiator to front.

#### **SHOWER ROOM**

Textured ceiling, obscure double glazed window to side, corner shower, vanity wash hand basin with mixer tap, low level w.c, heated towel rail, tiled walls.





#### **LOUNGE**

11' 6" x 14' (3.51m x 4.27m)

Coved ceiling with inset spotlights, feature fireplace with marble effect hearth and surround, double radiator to side, open plan to;

#### **DINING AREA**

8' x 7' 3" (2.44m x 2.21m)

French doors to rear, double radiator to side.

#### **CONSERVATORY**

12' 6" x 8' 10" (3.81m x 2.69m)

Vaulted Perspex roof with ceiling fan, double glazed windows to side and rear, double glazed French doors to side and tiled flooring.

#### **KITCHEN**

14' 7" x 8' 6" (4.44m x 2.59m)

Double glazed door and window to rear, double glazed window to side, range of eye and base level units with roll edge work surfaces over incorporating one and a half bowl sink and drainer unit with mixer tap, space and plumbing for appliances, vinyl flooring, tiled splash backs.

#### **EXTERIOR**

The rear garden commences with a substantial paved patio area to immediate rear, the remainder being laid to lawn with timber shed to remain, range of fencing to boundaries and gated side access. the front of the property features off street parking via an independent block paved driveway.

#### **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



Regulated by RICS

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