



RONA
SALES & LETTINGS

Grange Avenue Wickford
Offers in Excess of £325,000

- Three bedrooms
- Separate lounge and dining room
- Conservatory
- Fitted kitchen

A three bedroom semi detached home located in the sought after London Road area of Wickford. The property boasts a separate lounge and dining room, conservatory, large four piece bathroom suite, south backing rear garden and ample off street parking. This home is located in a beautiful tree lined road and is within a short walk of Wickford Town Centre, mainline railway station and both Grange and Bromford's Schools. General updating required.





ENTRANCE

Via obscure double glazed door to:

PORCH

Double glazed window to front, laminate wood flooring and further door to;

INNER HALLWAY

Textured ceiling, stairs to first floor, radiator to side, laminate wood flooring, under stairs storage cupboard doors to;

GROUND FLOOR CLOAKROOM

Obscure double glazed window to side, low level w.c, wash hand basin, partly tiled walls, tiled flooring.

LOUNGE

11' 6" x 12' 4" (3.51m x 3.76m)

Textured and covered ceiling, ceiling rose, double glazed bay window to front, feature fireplace with marble effect hearth and surround and electric fire, laminate wood flooring, open plan to:

DINING ROOM

11' 7" x 10' 11" (3.53m x 3.33m)

Textured and covered ceiling, double glazed patio doors to rear, laminate wood flooring,





KITCHEN

8' 3" x 7' 4" (2.51m x 2.24m)

Coved ceiling, 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, tiled splash backs, space for cooker and dishwasher, ceramic tiled flooring, open to;

CONSERVATORY

9' 7" x 9' 4" (2.92m x 2.84m)

Double glazed windows to side and rear, double radiator to rear, tiled flooring, recently installed wall mounted boiler system, plumbing for appliances.



LANDING

Access to loft via hatch with drop down ladder(power and light connected, insulated) double glazed window to side and doors to;

BEDROOM ONE

11' 6" x 10' 11" (3.51m x 3.33m)

Textured and coved ceiling, double glazed window to front, radiator to front.

BEDROOM TWO

11' 6" x 11' (3.51m x 3.35m)

Double glazed window to rear, radiator to rear.



BEDROOM THREE

7' 6" x 6' 10" (2.29m x 2.08m)

Textured and coved ceiling, double glazed window to front, radiator to side, laminate wood flooring.

BATHROOM

Textured and coved ceiling, obscure double glazed windows to side and rear, corner Jacuzzi bath, corner shower with wall mounted shower unit, wash hand basin with mixer tap, low level w.c, double radiator, vinyl flooring.

EXTERIOR

South backing rear garden commencing with a shingled patio to the immediate rear, the remainder is laid to lawn with flower beds to borders, fencing to boundaries, timber shed and gated side access.

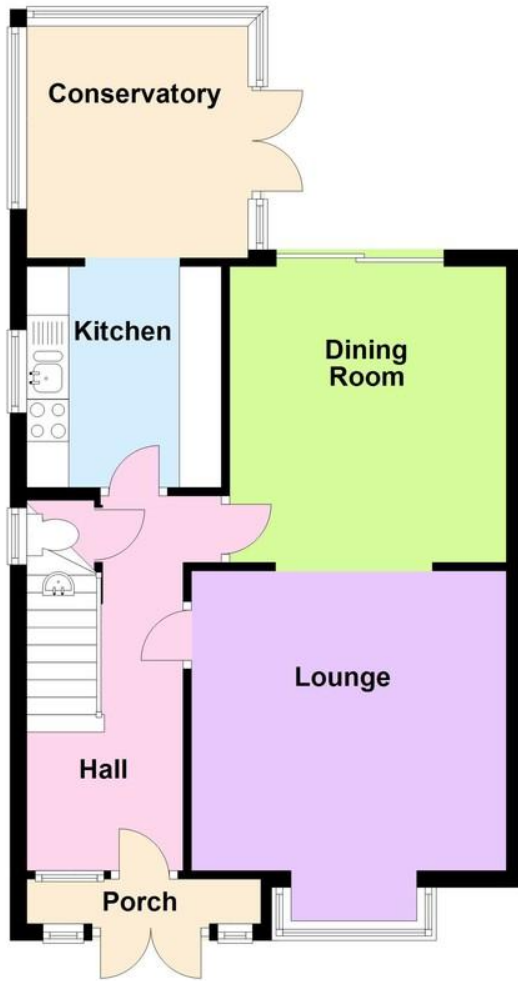
The front of the property features off street parking for 2-3 vehicles.

AWAITING EPC RATING

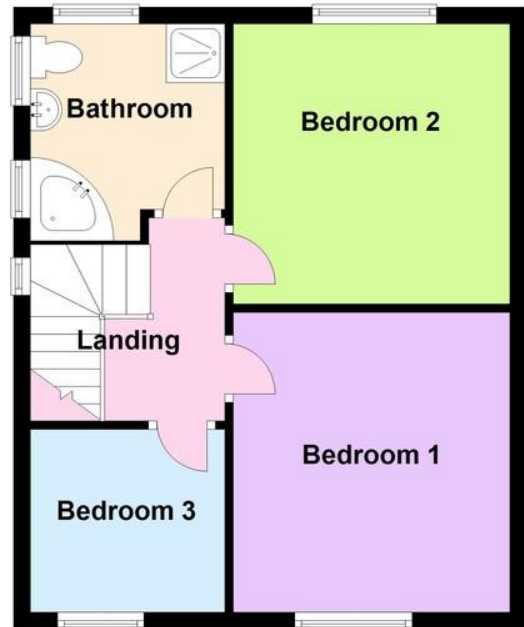
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Regulated by RICS

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