



RONA
SALES & LETTINGS

London Road Wickford

OIEO £400,000

- Three bedroom detached bungalow
- Popular London Road location
- 15'9 x 13'10 Lounge
- 13'5 Kitchen

We are pleased to bring to the market this well proportioned three bedroom detached bungalow located in the popular London Road area of Wickford. The property requires some general modernization, with the main features including a 15'9 x 13'9 lounge, 13'5 kitchen, four piece bathroom suite, large rear garden, integral garage and ample off street parking. Available with no onward chain, early viewing advised.





ENTRANCE

Via obscure double glazed door to:

PORCH

Textured and coved ceiling, door to:

INNER HALLWAY

Textured and coved ceiling, radiator to rear, dado rail, loft access, built in storage cupboards and doors to;

BEDROOM THREE

10' 8" x 7' 11" (3.25m x 2.41m)

Double glazed window to front, radiator to front.

BEDROOM TWO

10' 7" x 8' 9" (3.23m x 2.67m)

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

BEDROOM ONE

12' 9" x 10' 8" to fitted wardrobes (3.89m x 3.25m)

Textured and coved ceiling, double glazed window to side, range of fitted wardrobes.



BATHROOM

Textured and covered ceiling, obscure double glazed window to side, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap, double width shower cubicle, radiator to rear, tiled walls.

LOUNGE

15' 9" x 13' 10" (4.8m x 4.22m)

Textured and covered ceiling with feature timber beams, radiator to side, brick built fireplace with hearth and inset gas fire, double glazed patio doors to rear.

KITCHEN

13' 5" x 9' 1" (4.09m x 2.77m)

Textured and covered ceiling, double glazed windows to side and rear, obscure double glazed door to side, range of eye and base level units with roll edge work surfaces over, space and plumbing for appliances, floor mounted boiler, tiled walls, vinyl flooring, radiator to front.



EXTERIOR

Rear garden is approx. 100ft, commencing with a substantial paved patio to immediate rear, the remainder is laid to lawn with fencing to boundaries, range of established flower beds and trees to borders, paved pathway, feature fish pond and green house. The front of the property features ample off street parking via a large independent driveway and access to integral garage via up and over door with power and lighting connected.

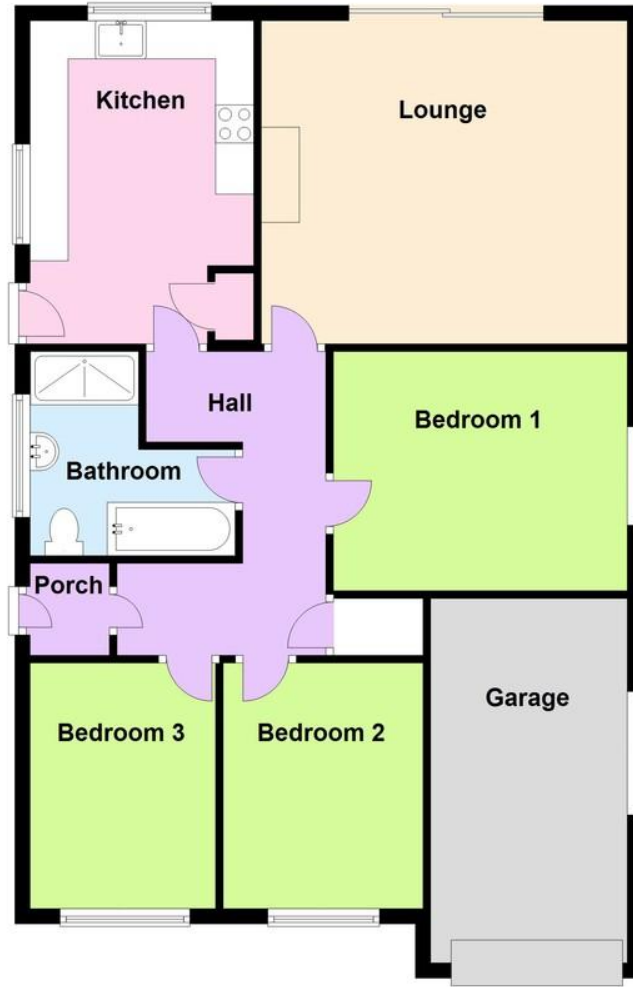


AWAITING EPC RATING

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Regulated by RICS

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