



RONA
SALES & LETTINGS

Ruthven Close Wickford

Guide price £300,000-£310,000

- Two double bedrooms
- En-suite shower room
- Kitchen/diner
- 14'10 Conservatory

A two double bedroom semi detached home, occupying a prominent corner plot position on the popular Wick Meadows development. Originally a three bedroom home, the property has been re-modelled and now features a large master bedroom with en-suite shower room, 16'7 lounge, quality fitted kitchen kitchen/diner, 14'10 conservatory, three piece bathroom suite and off street parking for two vehicles. Located within walking distance of local schools, shops and amenities and Wickford mainline railway station. Early viewing advised.





ENTRANCE

Via obscure double glazed door to:

INNER HALLWAY

Textured ceiling, radiator to side, stairs to first floor landing, Oak wood flooring, door to:

LOUNGE

16' 7" x 11' 3" (5.05m x 3.43m)

Textured and covered ceiling, double glazed bay window to front, radiator to side, Oak wood flooring, door to:

KITCHEN/BREAKFAST ROOM

14' 6" x 9' 7" (4.42m x 2.92m)

Textured ceiling, double glazed window to rear, double glazed French doors to rear, range of matching eye and base level units with roll edge work surfaces over incorporating one and a half bowl ceramic sink and drainer unit with mixer tap, integrated four ring gas hob with extractor above, space and plumbing for appliances, integrated Zanussi oven and microwave, integrated fridge/freezer, double radiator to rear, ceramic tiled flooring, under stairs storage cupboard.





CONSERVATORY

14' 10" x 8' 1" (4.52m x 2.46m)

Vaulted Perspex roof, double glazed windows to side and rear, double glazed French doors to rear, vinyl flooring.

FIRST FLOOR LANDING

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

Master Bedroom (Originally bedrooms one and three)

14' 7" x 11' 9" (4.44m x 3.58m)

Textured ceiling, two double glazed windows to rear, two radiators to rear, door to:

EN-SUITE SHOWER ROOM

Textured ceiling, built in shower cubicle with wall mount shower unit, wash hand basin with cupboard beneath, low level w.c, tiled walls and flooring, radiator to front.

BEDROOM TWO

9' x 7' 9" (2.74m x 2.36m)

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

BATHROOM

Textured ceiling, obscure double glazed window to front, radiator to side, low level w.c, wash hand basin with mixer tap and storage beneath, panelled bath with mixer tap and wall mounted shower unit, tiled walls and flooring.



REAR GARDEN

Mainly laid to lawn, decked area to rear, gated side access, fencing to boundaries, feature flower beds to borders, timber shed.

There is off street parking to the front for two vehicles with an additional front garden.

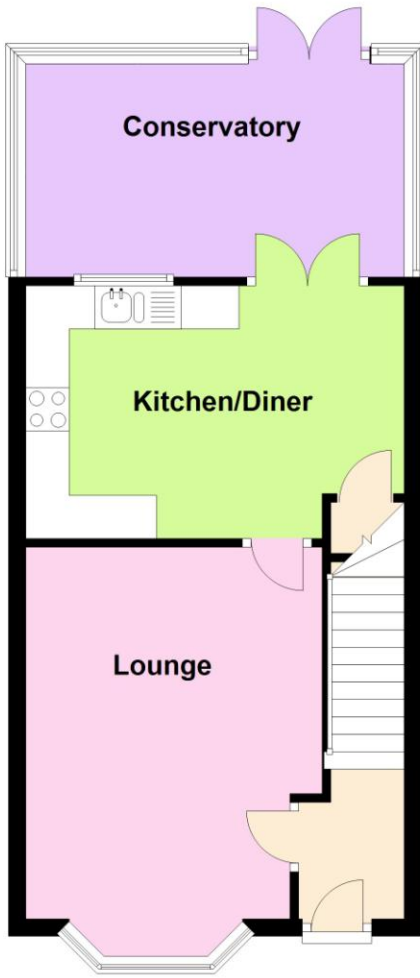
AGENTS NOTE: The vendor advises that the property could easily be re-instated as a three bedroom home subject to some minor internal alterations.

AWAITING EPC RATING

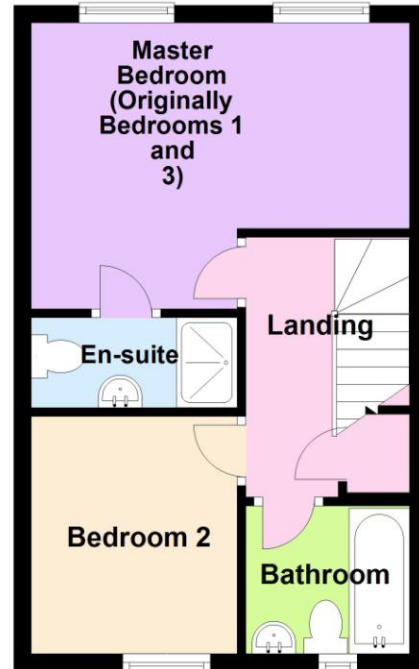
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Regulated by RICS

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