

 NO ONWARD CHAIN



**RONA**  
SALES & LETTINGS

**Carlton Road** Wickford  
OIEO £350,000

- Three double bedrooms
- 26'5 Lounge
- Kitchen/diner
- Three piece bathroom suite

An extended three double bedroom semi detached bungalow located in the sought-after area of Brock Hill in Wickford. The property boasts spacious accommodation throughout including a 26'5 lounge, kitchen/diner and three piece bathroom suite. Requiring some general modernization, this home also features a large frontage with detached garage and ample off street parking. Available with no onward chain.





#### **ENTRANCE**

Via obscure double glazed door to:

#### **INNER HALLWAY**

Coved ceiling, loft hatch, storage cupboard, radiator to side, doors to:

#### **BEDROOM TWO**

10' 11" x 9' 1" (3.33m x 2.77m)

Textured ceiling, double glazed leaded light bay window to front, double radiator to side.

#### **BEDROOM ONE**

9' 10" x 11' 11" (3m x 3.63m)

Textured and coved ceiling, ceiling rose, double glazed leaded light window to front, range of fitted wardrobes, vanity unit, radiator to side.

#### **BEDROOM THREE**

9' 1" x 9' (2.77m x 2.74m)

Textured and coved ceiling, double glazed leaded light window to side, fitted wardrobes, double radiator to rear.



#### **BATHROOM**

Tiles to ceilings, obscure double glazed leaded light window to side, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap, low level w.c, partly tiled walls, vinyl flooring.

#### **KITCHEN**

9' 1" x 9' 10" (2.77m x 3 m)

Textured and coved ceiling, double glazed leaded light window to side, range of eye and base level units with rolled edge work surfaces over incorporating one and a half bowl sink and drainer unit with mixer tap, integrated four ring gas hob and oven, space and plumbing for appliances, tiled splash backs, tiled flooring, open plan to;

#### **DINING AREA**

8' 7" x 8' 1" (2.62m x 2.46m)

Textured and coved ceiling, double glazed window to rear, obscure double door to side and doorway to;

#### **LOUNGE**

26' 5" x 12' 8" (8.05m x 3.86m)

Coved ceiling, feature fireplace with inset gas fire, double radiator to front and side, double glazed patio doors to rear.

#### **EXTERIOR**

The rear garden commences with a paved patio to immediate rear, the remainder being laid to lawn, timber shed to rear and range of fencing to boundaries, gated side access. The property boasts a substantial frontage which is laid mainly with ample off street parking and access to detached garage which is located at the rear.

#### **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



Regulated by RICS

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