



RONA
SALES & LETTINGS

Horkesley Way Wickford
Guide £290,000 to £300,000

- Two bedroom semi detached home
- Lounge
- 12'2 Fitted kitchen
- Conservatory

IDEAL FIRST TIME PURCHASE...A two bedroom semi detached home located on the ever-popular Wick Meadows development. The property features a 13'11 lounge, 12'2 fitted kitchen, conservatory, modern three piece bathroom suite, good size west backing rear garden, attached garage and off street parking. Positioned just a short walk from Wickford Town Centre and mainline railway station to London. Early viewing advised.





ENTRANCE

Via obscure double glazed composite door to:

PORCH

Double glazed window to side, textured ceiling, laminate wood flooring, obscure double glazed door to:

LOUNGE

12' 8" x 13' 11" (3.86m x 4.24m)

Double glazed window to front, double radiator to rear, solid wood flooring, stairs to first floor.

KITCHEN

12' 2" x 9' 3" (3.71m x 2.82m)

Textured ceiling, double glazed window to rear, glazed door to rear, range of matching eye and base level units with roll edge work surfaces over incorporating ceramic sink and drainer unit with mixer tap, integrated four ring gas hob and electric oven with extractor above, space and plumbing for appliances, tiled splash backs, double radiator to front, ceramic tiled flooring, wall mounted boiler.



CONSERVATORY

9' 3" x 8' 2" (2.82m x 2.49 m)

Perspex style roof, double glazed French doors to rear, double glazed windows to side and rear, tiled flooring.

FIRST FLOOR LANDING

Textured ceiling, loft access with drop down ladder, lighting, partly boarded.

BEDROOM ONE

10' 1" x 9' 4" (3.07m x 2.84 m)

Textured ceiling, double glazed window to front, built in cupboard, radiator to rear, range of fitted wardrobes.

BEDROOM TWO

12' 8" x 6' 9" (3.86m x 2.06 m)

Textured ceiling, double glazed window to rear, radiator to front.

BATHROOM

Textured ceiling, obscure double glazed window to side, panelled bath with wall mounted shower, pedestal wash hand basin, low level w.c, tiled flooring, heated towel rail.

EXTERIOR

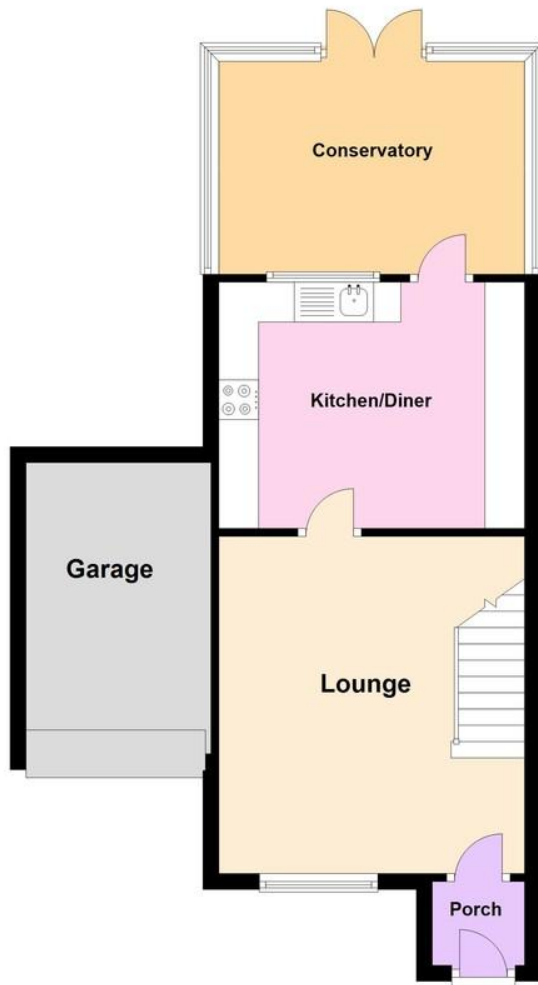
West facing rear garden commencing with a paved patio to the immediate rear, lawned area with feature flower beds to borders and fencing to boundaries.

Garage with up and over door to front and power connected. There is off street parking to the front of the property via an independent driveway.

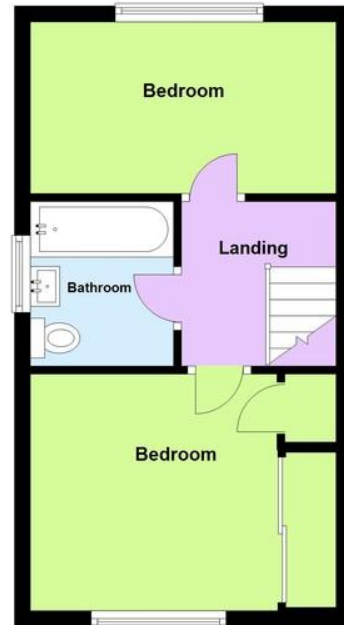
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Regulated by RICS

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