



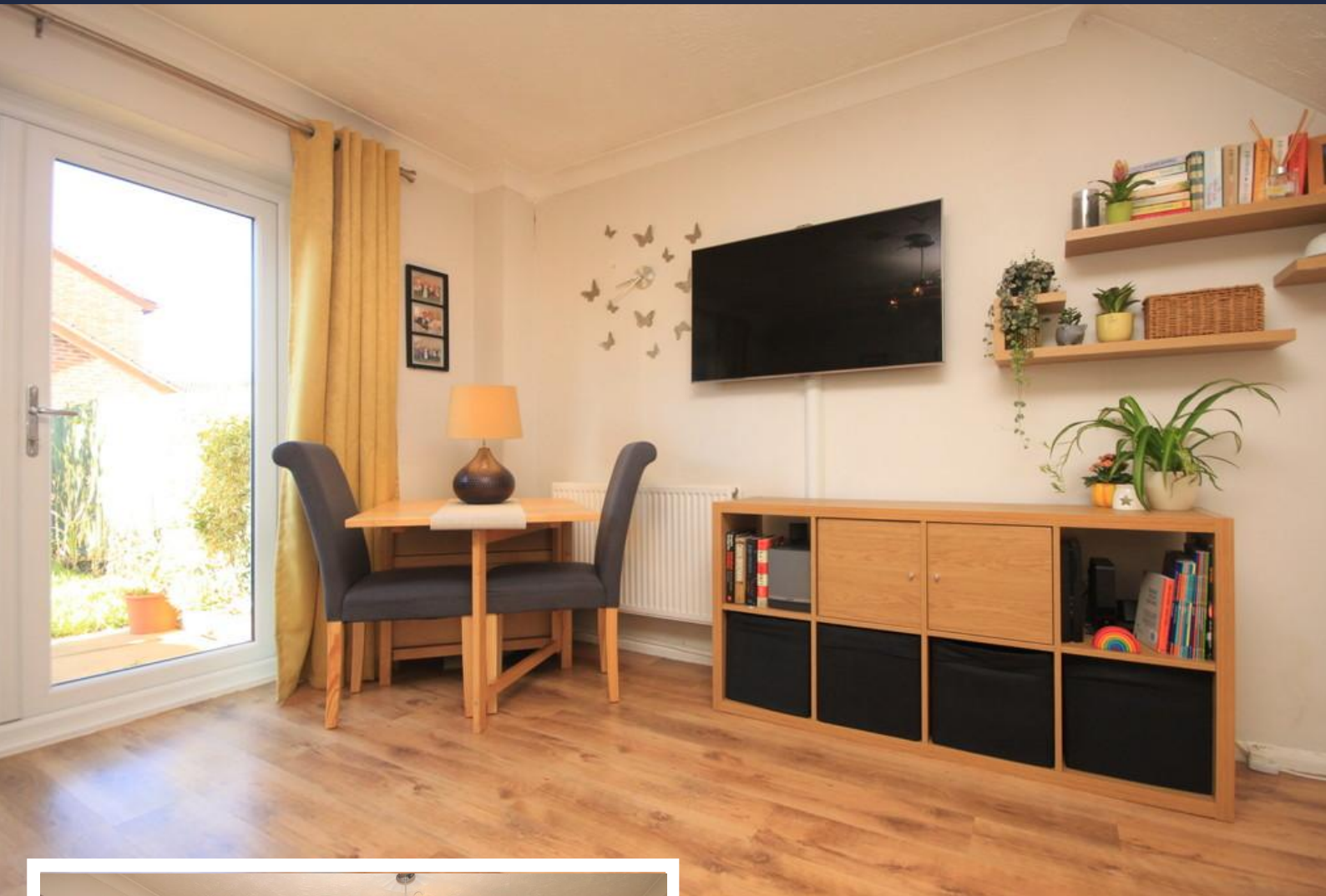
RONA
SALES & LETTINGS

Fletcher Drive Wickford
£300,000

- Two bedroom end of terrace
- Corner plot position
- Potential to extend subject to consent
- West facing rear garden

IDEAL FIRST TIME PURCHASE...A beautifully presented two bedroom end of terrace home located on the popular Wick Meadows development. Occupying a wider than average corner plot position, the property features a modern fitted kitchen and bathroom suite, good size west facing rear garden and off street parking for two cars. This modern home is also situated within walking distance of Wickford Town Centre, mainline railway station to London and Oakfield Primary School. Potential to extend to the side subject to planning consent.





ENTRANCE

Via obscure double glazed composite door to:

INNER HALLWAY

Textured ceiling, radiator to side, stairs to first floor landing, laminate wood flooring.

KITCHEN

9' 3" x 6' 3" (2.82m x 1.91m)

Textured ceiling, double glazed window to front, range of matching eye and base level units with roll edge work surfaces, composite sink and drainer unit with mixer tap, four ring gas hob and electric oven with stainless steel extractor above, tiled splash backs, plumbing for washing machine, larder unit, space for fridge/freezer, double radiator to side, tiled flooring.

LOUNGE

12' 6" x 12' 7" (3.81m x 3.84m)

Textured and covered ceiling, double glazed French doors to rear, under stairs storage cupboard, laminate wood flooring, double radiator to side.



FIRST FLOOR LANDING

Access to fully boarded loft, airing cupboard housing cylinder, doors to:

BEDROOM ONE

10' 1" x 9' 10" (3.07m x 3m)

Two double glazed Upvc windows to front, radiator to front, fitted wardrobes.

BEDROOM TWO

12' 2" x 6' 4" (3.71m x 1.93m)

Double glazed window to rear, radiator to rear.

BATHROOM

Obscure double glazed window to rear, panelled bath with mixer tap and shower attachment over, low level w.c, wash hand basin with mixer tap and further storage beneath, tiled walls, radiator to rear, vinyl tiled flooring.

EXTERIOR

West backing rear garden commencing with a paved patio to the immediate rear, the remainder being laid to lawn, gated side access, brick built wall and fencing to boundaries, flower beds to borders, timber shed to remain.

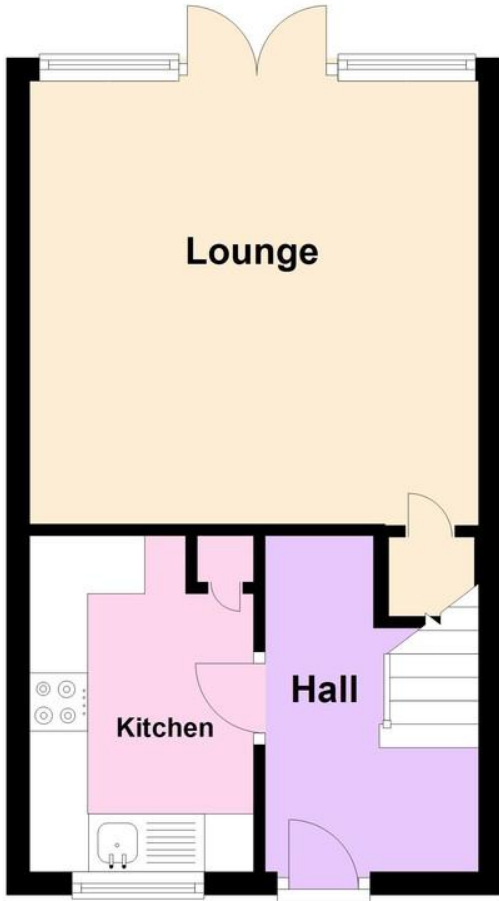
There is off street parking for two vehicles located to the rear of the property.

AWAITING EPC RATING

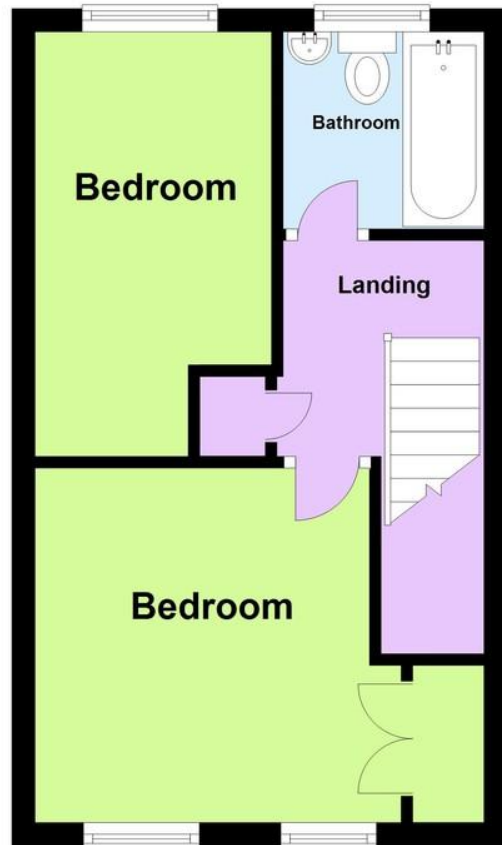
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Regulated by RICS

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