

 NO ONWARD CHAIN



**RONA**  
SALES & LETTINGS

**Elder Avenue** Wickford  
OIEO £335,000

- Two bedroom semi detached bungalow
- Extended
- 28'3 Lounge/diner
- Re-fitted kitchen

An extended two double bedroom semi detached bungalow located in the sought-after London Road area of Wickford. The property benefits from a recently re-fitted kitchen and bathroom, 28'3 lounge/diner and has also been re-decorated throughout. Further features include an attractive south backing rear garden approaching 100ft, detached garage and off street parking. Situated conveniently for Wickford Town Centre and mainline railway station to London. Available with no onward chain.





#### **ENTRANCE**

Via obscure double glazed composite door to:

#### **INNER HALLWAY**

Coved ceiling, double radiator to side, loft access, doors to:

#### **BEDROOM TWO**

14' 2" x 11' (4.32m x 3.35m)

Coved ceiling, double glazed bay window to front, double radiator to front.

#### **BEDROOM ONE**

12' 1" x 10' (3.68m x 3.05m)

Coved ceiling, double glazed window to front, radiator to front.

#### **BATHROOM**

Obscure double glazed window to side, panelled bath with mixer tap and shower attachment above, wash hand basin with mixer tap and fitted storage beneath, heated chrome towel rail, tiled walls, vinyl flooring.

#### **WC**

Obscure double glazed window to side, low level w.c, vinyl flooring.



#### **LOUNGE/DINER**

28' 3" x 11' reducing to 9'6 (8.61m x 3.35m)

Double glazed window to side, two radiators to side, electric feature fireplace, double glazed patio doors to rear.

#### **KITCHEN**

13' 9" x 8' 1" (4.19m x 2.46m)

Coved ceiling, double glazed window to rear, range of matching eye and base level units with work surfaces over, double stainless steel sink unit with mixer tap, integrated four ring electric hob and oven, space and plumbing for appliances, tiled flooring, cupboard housing wall mounted combi boiler and additional storage cupboard.



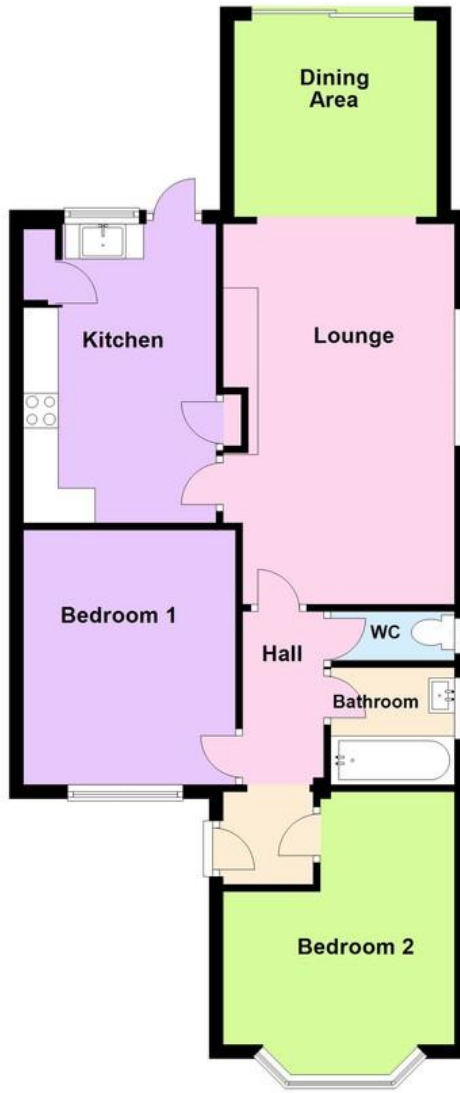
#### **EXTERIOR**

Paved patio to immediate rear, remainder is laid to lawn, concrete storage shed to rear, range of flower beds to borders, fencing to boundaries.

Detached garage to side with up and over door. Off street parking to the front of the property via independent driveway.



Ground Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

Regulated by RICS

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