



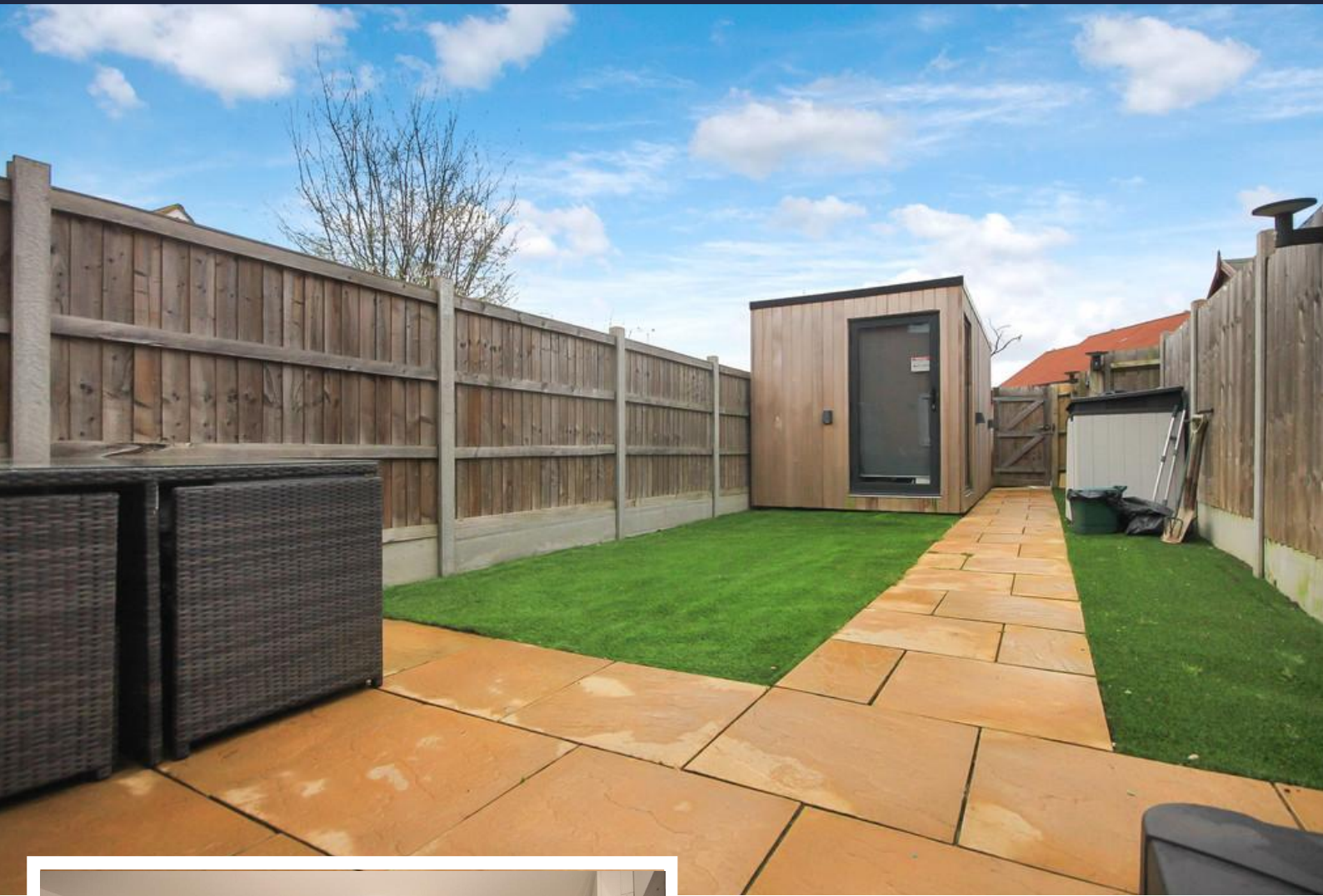
**RONA**  
SALES & LETTINGS

**Monarch Close** Wickford  
OIEO £300,000

- Two double bedrooms
- Modern fitted kitchen
- Built in 2015
- Three piece bathroom suite

A two double bedroom terraced home built in 2015. The property features a modern fitted kitchen, lounge/diner, ground floor cloakroom, three piece bathroom suite, low maintenance south facing rear garden with detached studio and allocated off street parking for two vehicles. This home is located within the popular Southend Road area of Wickford, within walking distance of local Schools, shops and amenities. NHBC certificate remaining.





#### **ENTRANCE**

Via obscure double glazed door to:

#### **INNER HALLWAY**

Stairs to first floor landing with under stairs storage cupboard and door to;

#### **GROUND FLOOR CLOAKROOM**

Low level flushing w.c, pedestal wash hand basin, radiator to side and tiled flooring.

#### **KITCHEN**

11' 8" x 6' 2" (3.56m x 1.88 m)

LED spotlights to ceiling, double glazed window to front, range of quality fitted eye and base level units with roll edge work surfaces over, incorporating one and a half bowl stainless steel sink and drainer unit with mixer tap, integrated four ring induction hob and oven with stainless steel extractor above, integrated dishwasher, integrated fridge/freezer, space and plumbing for washing machine, ceramic tiled flooring, LED strip lighting to base level units and radiator to side.



#### **LOUNGE/DINER**

15' 4" max x 13' 1" (4.67m x 3.99m)

Double glazed door and window to rear, double radiators to front and side and dual aircon/heating unit.

#### **FIRST FLOOR LANDING**

Access to loft space via drop down hatch (boarded for storage), built in storage cupboard housing boiler system, radiator to side and door to;

#### **BEDROOM ONE**

13' 1" x 9' 8" (3.99m x 2.95m)

Double glazed window to rear, radiator to rear and wall mounted aircon/heating unit.

#### **BEDROOM TWO**

13' 1" x 10' 1" (3.99m x 3.07m)

Double glazed window to front, built in storage cupboard and radiator to front.



#### **BATHROOM**

LED spotlights to ceiling, pedestal wash hand basin with mixer tap, low level w.c, panelled bath with mixer tap and wall mounted shower unit with raindrop style shower head, partly tiled walls and flooring, heated towel rail.

#### **EXTERIOR**

South facing rear garden commencing with paved patio to immediate rear, the remainder is laid to artificial lawn with fencing to boundaries, external tap, gated rear access and detached outbuilding. There are two allocated parking spaces located directly to the rear of the garden with power running for potential connection to an electric car charging point. The front of the property features a slate chipped flower bed with lawned frontage.



#### **OUTBUILDING/STUDIO**

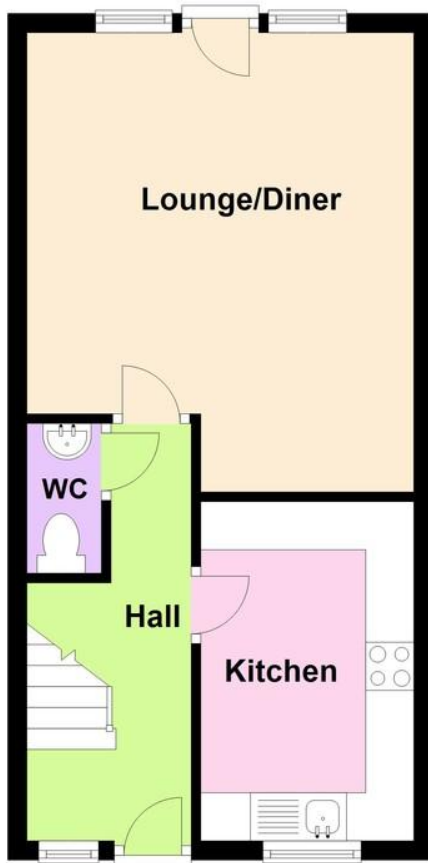
13' 11" x 6' 8" (4.24m x 2.03m)

LED spotlights to ceiling, power and lighting, double glazed window to rear, heating/aircon unit and ample sound proofing.

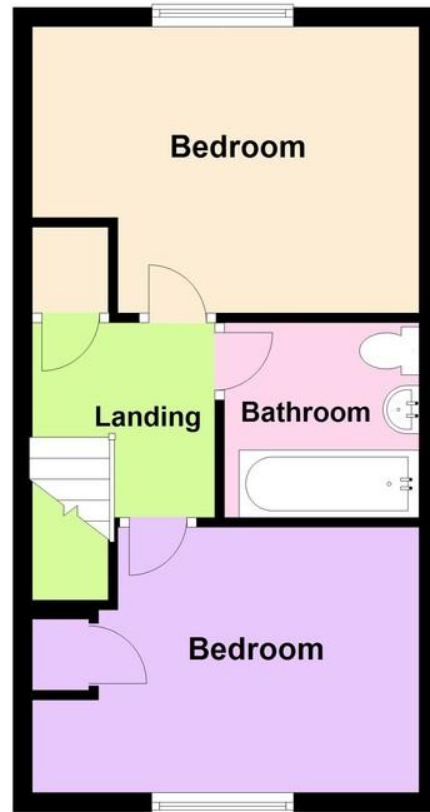


These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

## Ground Floor



## First Floor



Score	Energy rating	Current	Potential
92+	A		98   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Regulated by RICS

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