



RONA
SALES & LETTINGS

Barrie Pavement Wickford
£300,000

- Three bedrooms
- Generous corner plot position
- Separate lounge and dining room
- Modern fitted kitchen

A beautifully presented three bedroom end of terrace home, occupying a generous corner plot position. The property boasts a separate lounge and dining room, modern fitted kitchen, three piece bathroom suite and a larger than average west facing rear garden. This home is ideally located for local schools, shops and amenities and is within walking distance of Wickford mainline railway station to London. Potential to extend subject to planning permission. Early viewing advised.





ENTRANCE

Via obscure double glazed door to:

INNER HALLWAY

Textured and coved ceiling, tiled flooring, double radiator to side, door to:

GROUND FLOOR CLOAKROOM

Obscure double glazed window to front, low level w.c, wash hand basin, tiled flooring.

DINING ROOM

13' 9" x 9' 8" (4.19m x 2.95m)

Coved ceiling, full length double glazed window to front, double radiator to side, laminate wood flooring, stairs to first floor landing, archway to:

KITCHEN

11' 9" x 7' 6" (3.58m x 2.29m)

Coved ceiling with inset spotlights, double glazed door and window to rear, range of eye and base level units with roll edge work surfaces over, incorporating one and a half bowl sink and drainer unit with mixer tap, four ring gas hob space and plumbing for appliances, integrated electric oven and grill, ceramic tiled flooring.



LOUNGE

15' x 9' 10" (4.57m x 3m)

Coved ceiling with under stairs storage cupboard, double glazed French doors to rear, double radiator to side, laminate wood flooring, feature fireplace with marble effect hearth and surround with wood mantle and electric fire.

FIRST FLOOR LANDING

Textured and coved ceiling, loft access via hatch with drop down ladder, doors to:

BEDROOM ONE

15' 1" x 9' 11" (4.6m x 3.02m)

Textured ceiling, double glazed window to rear, double radiator to rear, built in cupboard.

BEDROOM TWO

15' 4" x 7' 8" (4.67m x 2.34m)

Textured and coved ceiling, double glazed window to rear, double radiator to side.

BEDROOM THREE

9' x 6' 10" (2.74m x 2.08m)

Textured and coved ceiling, double glazed window to front, built in cupboards to side and rear.

BATHROOM

Obscure double glazed window to front, panelled bath with mixer tap and wall mounted electric shower, low level w.c, wash hand basin with storage beneath, tiled walls, vinyl flooring.

EXTERIOR

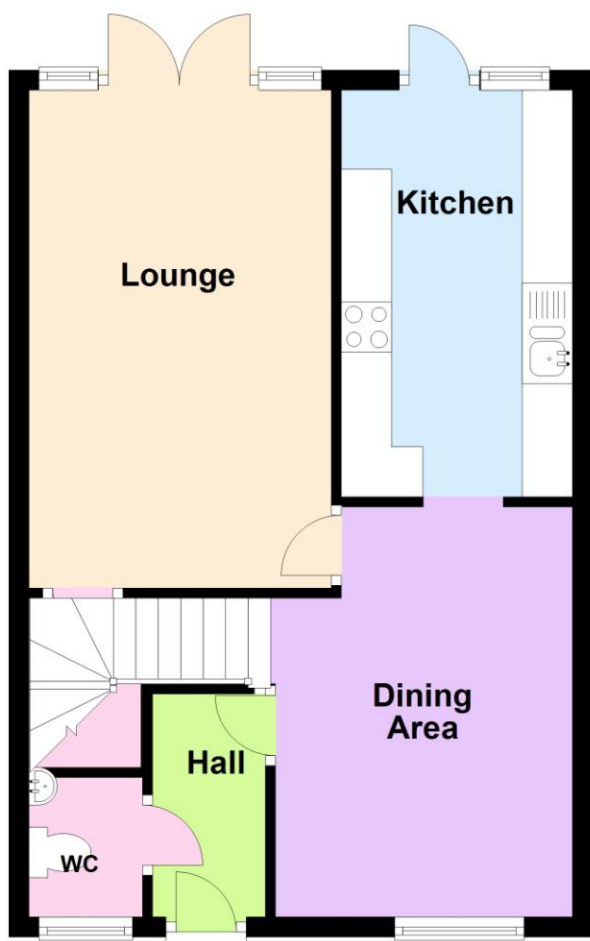
West facing rear garden commencing with a paved patio to side and rear, secluded seating area laid to artificial lawn to side, the remainder is lawned with a feature fish pond, brick-built storage shed and gated side access. The property also benefits from a further lawned front garden.

AWAITING EPC RATING

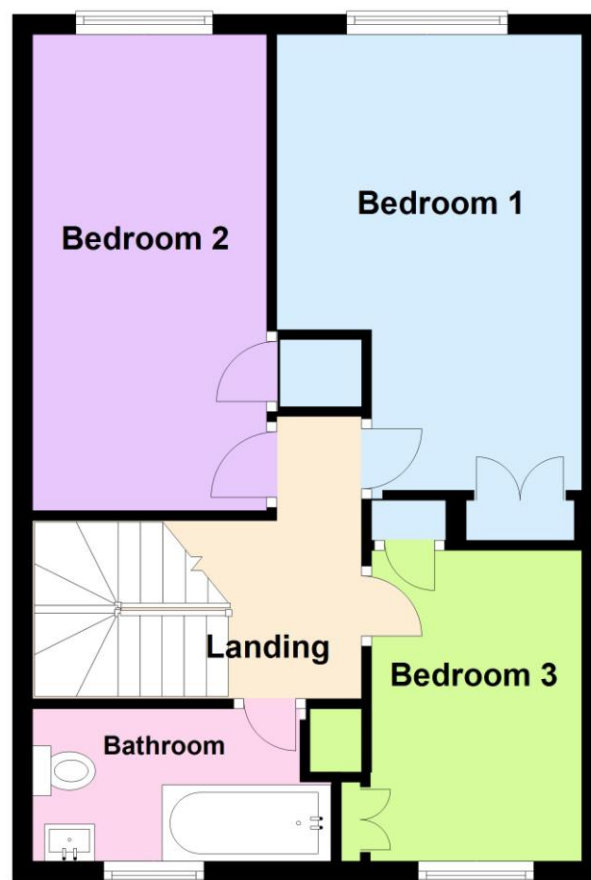
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Ground Floor



First Floor



Regulated by RICS

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