

 NO ONWARD CHAIN

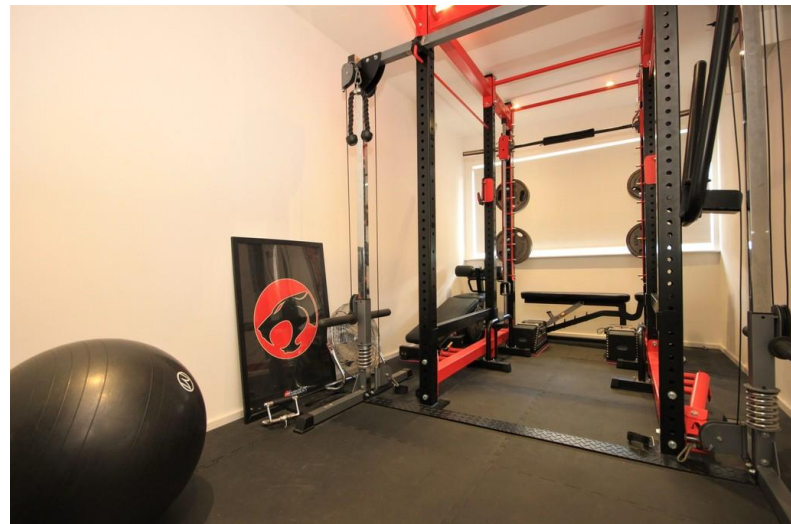


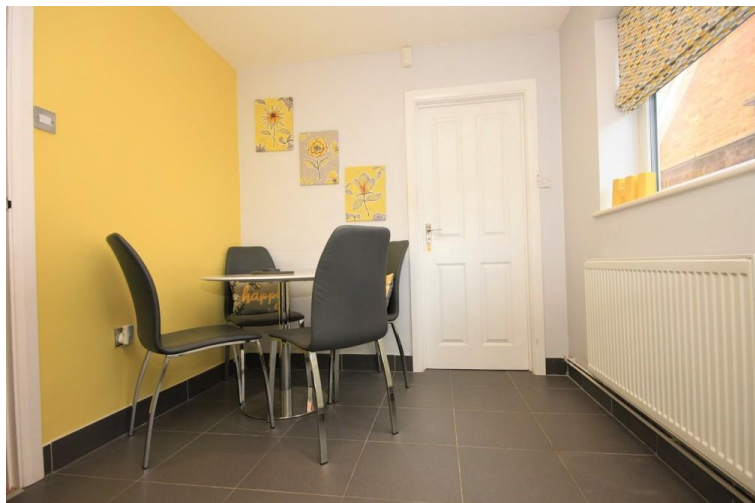
RONA
SALES & LETTINGS

Belmont Close Wickford
£415,000

- Four bedroom semi detached
- 20'5 Lounge
- 16'5 Reception room
- Modern fitted kitchen/diner

A well-proportioned four bedroom semi detached home presented in excellent decorative order throughout. The property boasts a quality fitted kitchen/diner, 20'5 lounge with bi-fold doors, additional 16'5 reception room (currently used as a gym) and a modern three piece bathroom suite. Further features include a low maintenance west facing rear garden with timber outbuilding and ample off street parking via an independent resin bonded driveway. This home is located in the sought-after London Road area of Wickford and is within walking distance of local schools, shops and amenities. Available with no onward chain.





ENTRANCE

Via obscure double glazed door to:

INNER HALLWAY

Stairs to first floor, double radiator to side, laminate wood flooring, double storage cupboard, doors to:

GROUND FLOOR CLOAKROOM

Obscure double glazed window to front, low level w.c, wash hand basin with mixer tap and storage beneath, tiled walls and flooring, double radiator to side.

LOUNGE

20' 5" x 10' 9" (6.22m x 3.28m)

Coved ceiling, double glazed bi-folding doors to rear, feature fireplace with marble effect hearth and surround and inset gas fire, double radiators to front and side, doors to:

KITCHEN/DINER

17' 9" x 7' 10" (5.41m x 2.39m)

Spotlights to ceiling, double glazed window to rear, double glazed door and window to side, comprehensive range of quality fitted eye and base level units with work surfaces over, stainless steel sink and drainer unit with mixer tap, integrated electric hob and oven, integrated microwave, space and plumbing for appliances, tiled splash backs, ceramic tiled flooring, door to;



RECEPTION ROOM (CURRENTLY USED AS A GYM)

16' 5" x 8' 2" (5m x 2.49m)

Double glazed window to front, spotlights to ceiling, cupboard housing wall mounted Potterton boiler, obscure double glazed window to side.

FIRST FLOOR LANDING

Textured and covered ceiling, loft access via hatch, built in double cupboard, doors to:

BEDROOM ONE

12' 9" x 10' 8" (3.89m x 3.25m)

Double glazed window to rear, radiator to rear, comprehensive range of fitted wardrobes and bedroom furniture.

BEDROOM TWO

12' 9" x 8' 2" (3.89m x 2.49m)

Coved ceiling, double glazed window to rear, built in double cupboard.

BEDROOM THREE

11' 9" x 7' 1" (3.58m x 2.16m)

Double glazed window to front, textured and covered ceiling, built in double cupboard.

BEDROOM FOUR

8' 5" x 7' 10" (2.57m x 2.39m)

Double glazed window to front, radiator to side.



BATHROOM

Obscure double glazed window to side, low level w.c, P-shaped panelled bath with wall mounted electric shower, wash hand basin with mixer tap and storage beneath, heated chrome towel rail, tiled walls and flooring.



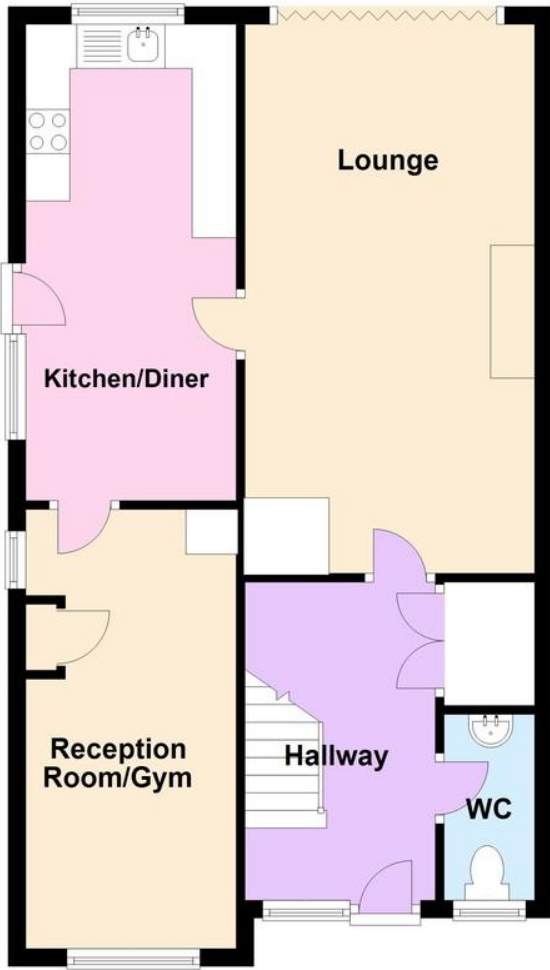
EXTERIOR

Low maintenance Westerly facing rear garden, commencing with a paved patio to the immediate rear, the remainder being laid to lawn, timber summerhouse with additional storage, fencing to boundaries and gated side access. The front of the property features a good size resin bonded driveway providing off street parking for a number of vehicles.

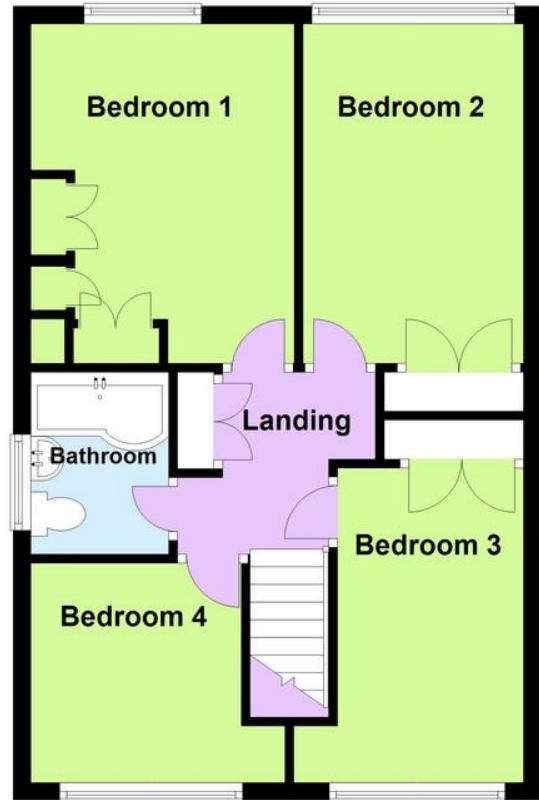


These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.

Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	67 D
39-54	E		
21-38	F		
1-20	G		

Regulated by RICS

t. 01268 763477

www.rona.co.uk

10 High Street, Wickford, Essex, SS12 9AZ

e. rwillis@rona.co.uk

