



# RONA

## Ethelred Gardens

## £285,000

Wickford

- Popular Runwell location
- Semi detached bungalow
- Loft Room
- Extended 2nd bedroom/sitting room

An extended semi detached bungalow located in the sought after location of Runwell, Wickford. Requiring general modernization throughout, the property boasts an exceptional frontage in excess of 100ft, loft room, extended second bedroom/sitting room and is also available with no onward chain.





#### **ENTRANCE**

Obscure double glazed door to:

#### **INNER HALLWAY**

Textured and coved ceiling, doors to:

#### **LOUNGE**

17' 7" into bay x 11' 11" (5.36m x 3.63m)

Textured and coved ceiling, double glazed bay window to front, radiator to front, two feature windows to side.

#### **SHOWER ROOM**

Velux window to ceiling, double width shower with wall mounted shower, low level w.c., pedestal wash hand basin with mixer tap and cupboard beneath, double radiator to side, ceramic tiled walls, vinyl flooring.

#### **KITCHEN**

7' 10" x 8' 1" (2.39m x 2.46m)

Textured and coved ceiling, wall mounted Vaillant boiler, range of eye and base level units with work surfaces above comprising stainless steel sink single drainer unit with mixer tap, space and plumbing for appliances, open plan to:





#### **LEAN TO/CONSERVATORY**

9' 10" x 6' 10" (3m x 2.08m)

Double glazed window to rear, glazed door to side.

#### **REAR LOBBY**

Glazed door to garden.

#### **SITTING ROOM/BEDROOM TWO**

17' 4" x 8' 11" (5.28m x 2.72m)

Double glazed patio doors to rear, double radiator to side and wooden staircase to;

#### **LOFT ROOM**

12' 6" x 8' 9" (3.81m x 2.67m)

Textured ceiling, secondary glazed window to rear, eaves storage.



#### **REAR GARDEN**

Two Timber sheds to rear, lawned area and pathway, feature flower beds, fencing to boundaries and gated side access. The front of the property features a substantial lawned front garden in excess of 100ft, block paved off street parking and sunken garage/inspection pit to the front. (The vendor advises that the inspection pit is no longer functional as parts have been removed)

The property also benefits from Solar panels.

#### **AWAITING EPC**

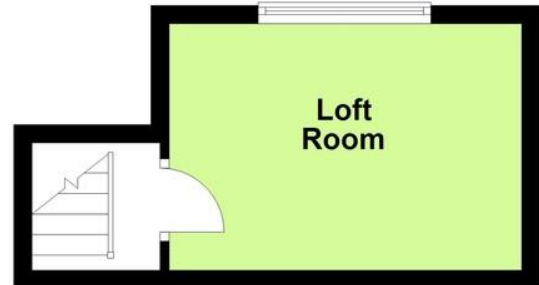
These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



## Ground Floor



## First Floor



Regulated by RICS

t. 01268 763477

[www.rona.co.uk](http://www.rona.co.uk)

10 High Street, Wickford, Essex, SS12 9AZ

e. [rwillis@rona.co.uk](mailto:rwillis@rona.co.uk)

