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SALES & LETTINGS

Woolshots Road

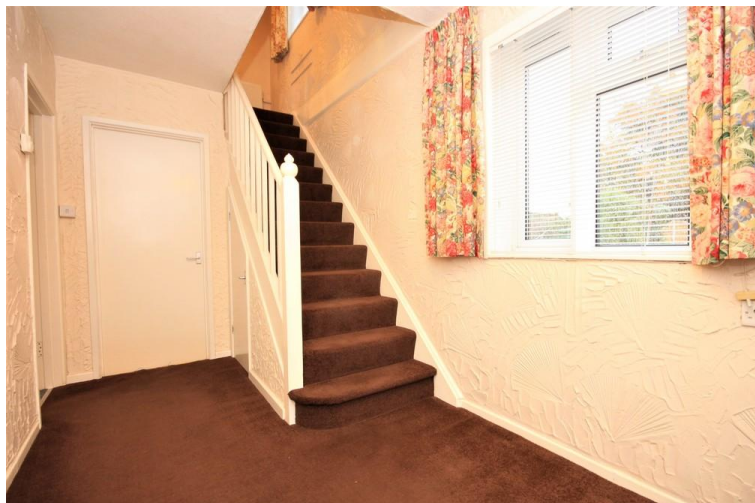
Wickford, SS12 0LB

- Development Opportunity
- Three bedroom family home
- Generous plot
- 22'4 Lounge/Diner

£317,500

This rare opportunity has arisen to acquire this Airey house, occupying a generous plot. Mostly suited for cash buyers. The property represents a fantastic opportunity for any buyer looking to develop/extend their home. Set in a pleasant cul-de-sac in a semi rural location.





The rare opportunity has arisen to acquire this three bedroom Airey house, occupying a generous plot. Suitable for cash buyers only, this property represents a fantastic opportunity for any buyer looking to develop/extend their home. Featuring well-proportioned room sizes, including a 22'4 lounge/diner, the property also benefits from double glazing and gas central heating. A number of similar properties in the road have recently extended, creating truly spacious accommodation that a plot such as this genuinely warrants. The house is set in a pleasant cul de sac in a semi rural location, between Wickford and Crays Hill and being only a stones throw from the ever popular area of Ramsden. Downham COE primary school in Ramsden is a short drive away together with Wickford primary school. Crays Hill primary school is within walking distance and senior schools such as Billericay comprehensive, Beauchamps and Broomfields are all accessible. Early viewing is strongly advised.

ENTRANCE

Via obscure double glazed door to:

INNER HALLWAY

Spacious hallway comprising of textured ceiling and double glazed window to rear. Staircase to first floor landing with



under stairs storage cupboard. Doors to:

LOUNGE/DINER

22' 4" x 10' 10" (6.81m x 3.3m)

Coved ceiling. Two double glazed windows to front. Two double radiators to front. Feature fireplace. Built in storage cupboard.

KITCHEN

11' 1" x 6' 10" (3.38m x 2.08m)

Textured ceiling. Double glazed window to rear. Double glazed door to rear. Stainless steel sink and drainer unit with mixer tap. Range of eye and base level units with work surface above. Space and plumbing for appliances.

BRICK BUILT STORAGE AREA

Power and lighting. Space for appliances. Low level flushing WC.

LANDING

Textured ceiling. Access to loft via hatch. Double glazed window to rear. Radiator to side. Doors to:

BEDROOM ONE

13' 10" x 10' 11" (4.22m x 3.33m)

Textured and coved ceiling. Double glazed window to front. Double radiator to front. Ceiling fan.



BEDROOM TWO

11' 9" x 10' 11" max . (3.58m x 3.33m max.)

Coved ceiling with ornamental ceiling rose. Double glazed window to front. Built in cupboard housing boiler system.

BEDROOM THREE

10' 6" x 6' 11" (3.2m x 2.11m)

Coved ceiling. Obscure double glazed window to rear. Double radiator to rear.



BATHROOM

Textured and coved ceiling. Obscure double glazed window to rear. Pedestal wash hand basin. Low level flushing WC. Walk in shower cubicle with wall mounted electric shower unit. Part tiled walls. Vinyl flooring.

EXTERIOR

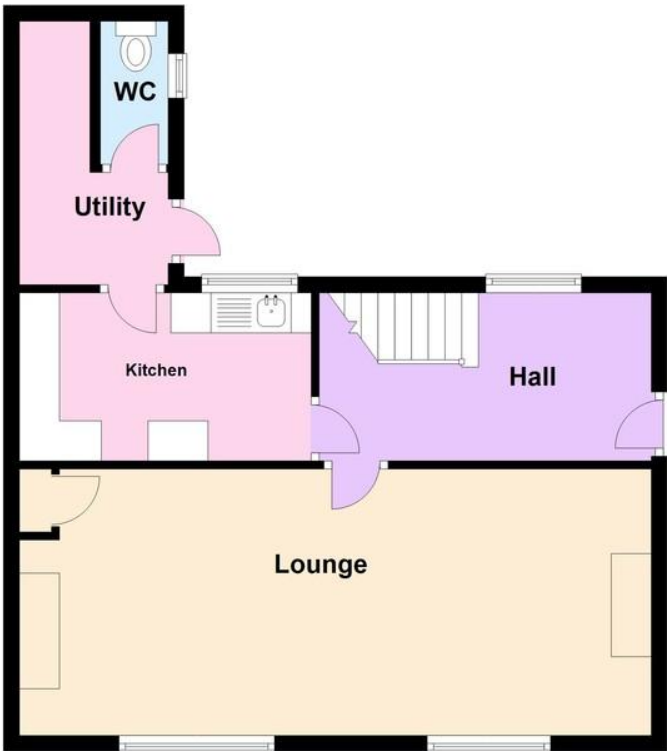
Overall plot approx 128ft max x 50ft

The property occupies a larger than average plot with concrete hard standing to the immediate rear, the remainder being mainly laid mainly to lawn. Range of shrubs and blossom tree and magnolia tree with additional established Camelias. Double gated side access. Range of fencing to boundaries with open views to the rear.

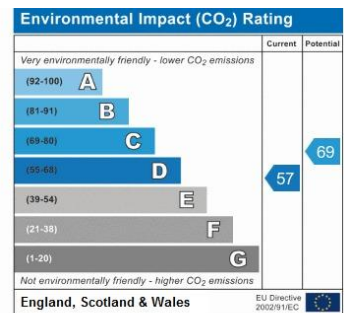
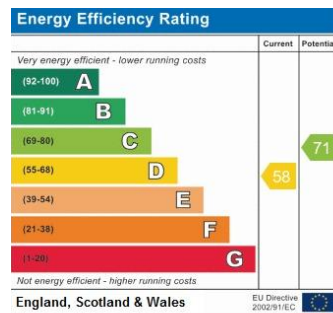
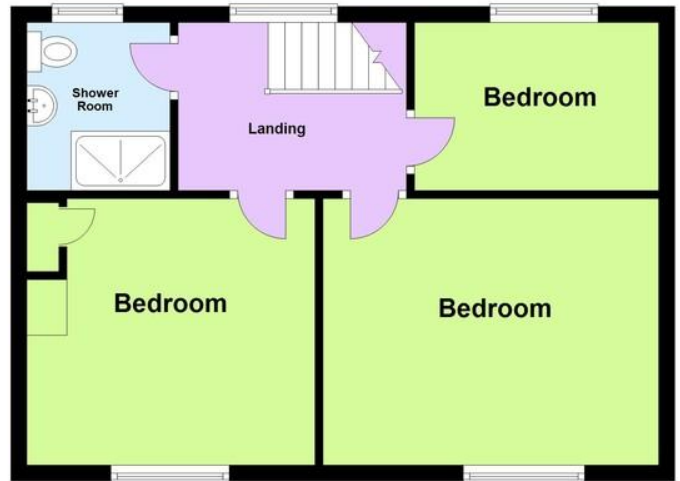


The front of the property features a lawned front garden and access to

Ground Floor



First Floor



Regulated by RICS

t. 01268 763477

www.rona.co.uk

10 High Street, Wickford, Essex, SS12 9AZ

e. rwillis@rona.co.uk

