



Runwell Road, Wickford

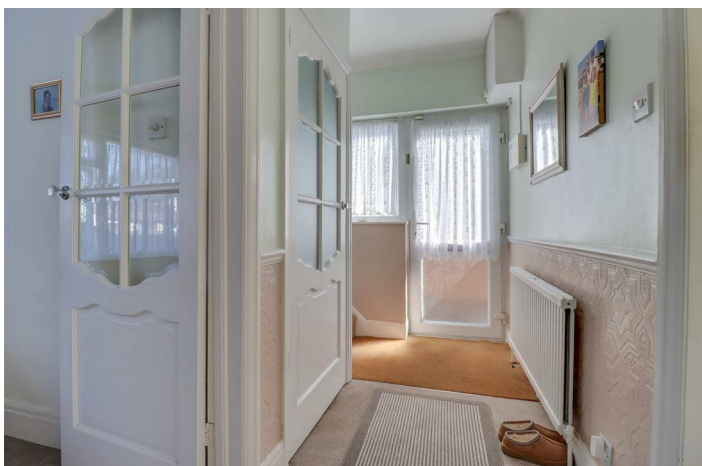
£450,000

- Sitting Room 14' x 11'
- Kitchen 10'8 x 9'10
- Family Bathroom & Ground Floor Cloakroom
- Driveway to Front
- New Boiler Fitted August 2025
- Lounge/Diner 24'2 x 10'8
- 3 First Floor Bedrooms
- 200ft Garden to Rear
- No Onward Chain

3 BEDROOM SEMI-DETACHED WITH SOME MODERNISATION REQUIRED. 200FT GARDEN TO REAR. DRIVEWAY TO FRONT. NO ONWARD CHAIN. Situated in a non-estate position on the popular Runwell Road within easy access of the town and Wickford memorial park is this 3 bedroom semi-detached property with some modernisation required. The property benefits from accommodation including sitting room 14' x 11', lounge/diner 24'2 x 10'8, kitchen 10'8 x 9'10, 3 first floor bedrooms, family bathroom and ground floor cloakroom. The property's specification includes double glazed windows and gas fired radiator heating with newly updated boiler, 200ft garden to rear, converted garage incorporating utility area, office/study 11' x 9' and driveway to front providing ample off street parking. The property is offered with no onward chain.



Council Tax Band: D



Double glazed window to side. Double glazed opaque door to:

ENTRANCE HALL

Radiator.

CLOAKROOM

Suite comprising of low level WC and wash hand basin. Tiled surround.

SITTING ROOM

14' x 11'

Double glazed window to front. Radiator. Coved ceiling. Fireplace.

LOUNGE/DINER

24'2 x 10'8

Double glazed window to side. Patio doors to rear garden. Two radiators. Bick fireplace (unused). Coved ceiling.

KITCHEN

10'8 x 9'10

Double glazed window and double glazed door to side. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Recess for cooker. Integrated dishwasher. Tiling to floor and surround. Coved ceiling. Radiator.

FIRST FLOOR LANDING

Double glazed window to front.

BEDROOM ONE

12'10 x 11'2

Double glazed window to front. Radiator. Fitted wardrobe cupboards. and bedside units. Coved ceiling.

BEDROOM TWO

11'6 x 9'6

Double glazed window to rear. Radiator. Fitted double wardrobe cupboards. Gas fired boiler.

BEDROOM THREE

9'6 x 7'

Double glazed window to rear. Radiator. Fitted double wardrobe cupboards.

BATHROOM

Two double glazed opaque windows to side. Suite comprising of low level WC, pedestal wash hand basin and panel enclosed baht unit with shower and screen. Tiled surround. Radiator/rail.

REAR GARDEN

approaching 200ft
Commencing with extensive paved patio to immediate rear with remainder laid to large lawn area with shrubs. Fencing to side boundaries. Hedge and mature trees.



LARGE CONVERTED GARAGE

18'4 x 9'

Window to side. French doors to side.
Incorporating utility room housing washing machine and fridge freezer. Sink unit.

OFFICE/STUDY

11' x 9'

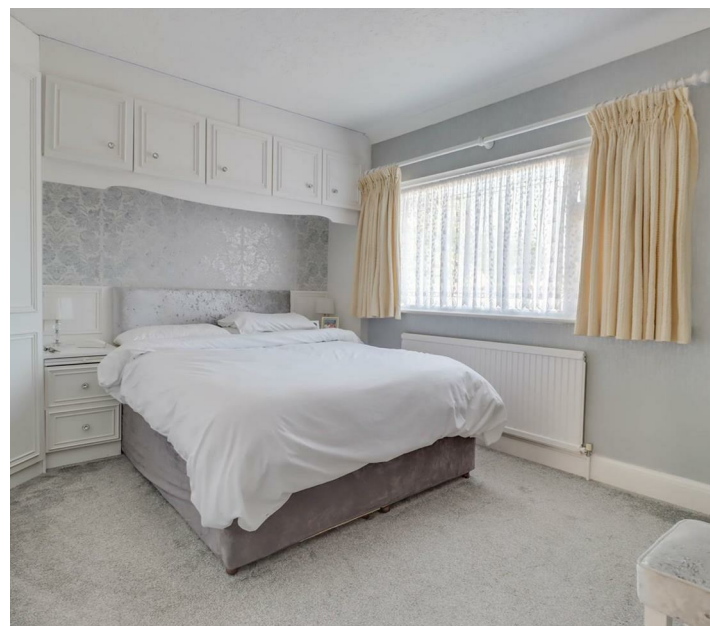
Windows to side and rear. Power and light connected.

DRIVEWAY TO FRONT

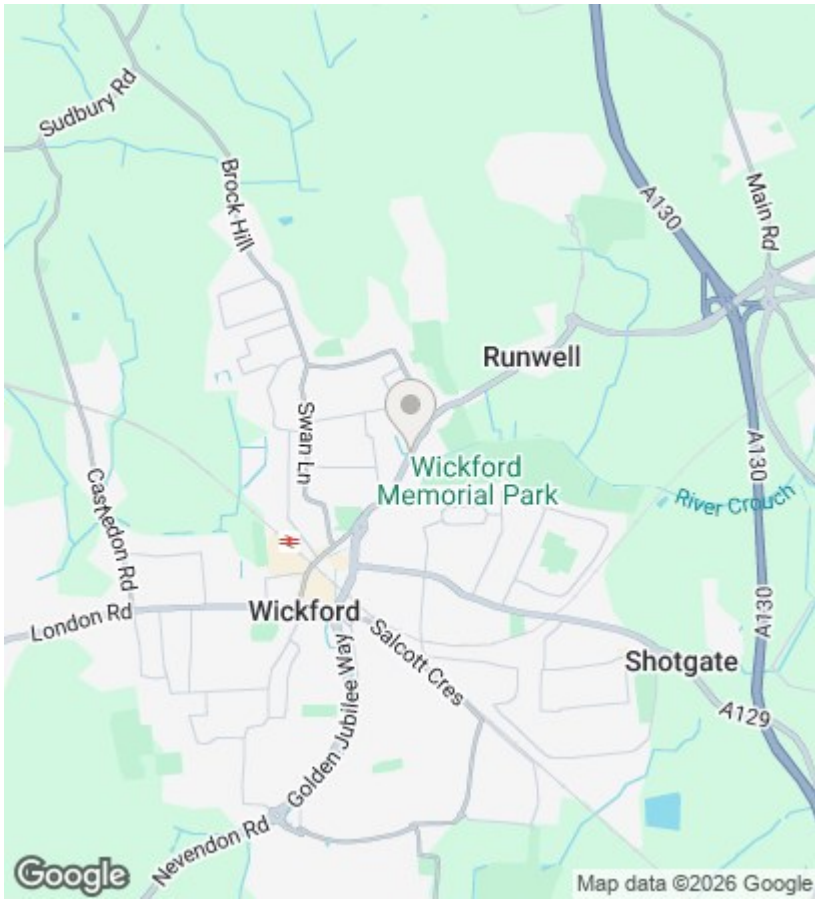
The property benefits from driveway to front providing ample off street parking.

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make there own enquiries about the functionality.







EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

