

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

44 Roding Way, Wickford, SS12 9BB



Guide Price:
£375,000 - £400,000

Situated in a popular area of Wickford is this immaculate end terrace house having a large lounge/diner, modern fitted kitchen, three good size bedrooms, west facing rear garden and garage. Close to local shops, amenities and mainline railway station to London, Liverpool Street.

Council Tax Band: C. EPC Rating: TBC. Our Ref: 19925.

1 Woodlands Parade, Main Road, Hockley, Essex SS5 4QU

sales@wdhockley.com | sales@wdbenfleet.com | lettings@wdlets.com
01702 200666 | www.williamsanddonovan.com



Accommodation comprises:

Entrance via composite entrance door with inset windows to entrance hall.

ENTRANCE HALL

LVT wood effect flooring. Radiator. Stairs to first floor accommodation. Plastered ceiling. Doors to lounge/diner, kitchen and wc.



GROUND FLOOR WC

Obscure double glazed window to front aspect. A two piece suite comprising inset sink with vanity storage below and close coupled wc. Towel rail radiator. Part tiled walls. Continuation of LVT wood effect flooring. Plastered ceiling.



KITCHEN 8' 4" x 7' 10" (2.54m x 2.39m)

uPVC double glazed window to front aspect. A range of modern base and eye level units incorporating roll edge work surface with inset stainless steel sink drainer unit. Integrated oven. Zanussi induction hob with extractor fan above. Integrated fridge freezer. Integrated washer/dryer. Integrated wine rack. Integrated bin. Continuation of LVT wood effect flooring.



LOUNGE/DINER 16' 10" x 14' 4" (5.13m x 4.37m)

uPVC double glazed window to rear aspect. uPVC double glazed door providing access to rear garden. Under stairs storage cupboard. Plastered ceiling with downlights. Radiator. Continuation of LVT wood effect flooring.



FIRST FLOOR LANDING

Storage cupboard housing the boiler which is one year old - nine years warranty remaining. Plastered ceiling. Access to loft. Doors to all bedrooms and shower room.



BEDROOM TWO 10' 8" x 8' 3" (3.25m x 2.51m)

uPVC double glazed window to front aspect. Radiator. Plastered ceiling.



BEDROOM THREE 7' 10" x 6' 4" (2.39m x 1.93m)

uPVC double glazed window to rear aspect. Radiator. Plastered ceiling. Wardrobes to either side - which will be removed.



BEDROOM ONE 13' 1" x 8' 3" (3.99m x 2.51m)

uPVC double glazed window to rear aspect. Radiator. Plastered ceiling.



SHOWER ROOM

Obscure double glazed window to front aspect. A three piece suite comprising tiled enclosed shower with over head shower, inset sink with vanity storage below and close coupled wc. Towel rail radiator. Tiled flooring. Tiled walls.

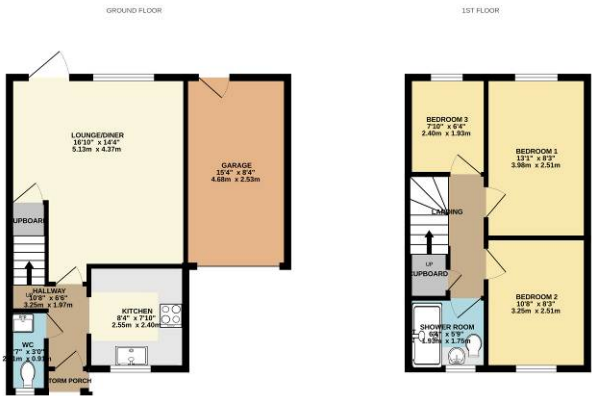


EXTERIOR.

A WEST FACING REAR GARDEN measuring approximately 30ft (9.14m) commencing with patio area leading to garden. Laid to lawn. Door to garage.



The FRONT has a block paved driveway providing off street parking for three vehicles leading to ATTACHED PITCHED ROOF GARAGE with up and over door. Storage in roof void.



While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, fixtures, fittings and other details are approximate and no responsibility is taken for any errors or omissions in the drawings. The plan is for illustrative purposes only and should not be used for any purpose other than guidance. The contract, when signed, shall have no reference to this plan. It is a condition of sale that the buyer shall verify the accuracy of the plan.