



## Runwell Road, Wickford

Offers Over £250,000

- THREE BEDROOMS
- BALCONY SUN TERRACE
- HIGH STREET LOCATION
- CLOSE TO WICKFORD MAINLINE STATION
- EPC - TBC
- TWO ALLOCATED PARKING SPACES TO REAR
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- LONG LEASE
- COUNCIL TAX BASILDN - C

A sizeable MAISONETTE located above shops in WICKFORD HIGH STREET and it's multiple shops, bars and restaurants and just a stones throw from WICKFORD STATION, is this THREE BEDROOM property with a BALCONY and TWO ALLOCATED PARKING SPACES. The property is a good size and spread over two floors and has GAS CENTRAL HEATING as well as DOUBLE GLAZING. With a nice LONG LEASE and reasonable GROUND RENT and SERVICE CHARGE we would recommend interested applicants view to avoid disappointment.



Council Tax Band: C





## EXTERIOR

Walkway to rear leading to balcony, gated then double glazed street door to HALLWAY

## HALLWAY

Laminate floor covering, doors to accommodation and storage stairs to second floor

## KITCHEN

10'7 x 8'9

Double glazed window to front, range of units to ground and eye level with complimentary roll edge work surfaces, inset sink, fitted oven, hob and hood, wood effect laminate floor covering, space and plumbing for washing machine and tumbler

## LOUNGE

17'5 x 16'2

Double glazed window to front, access to under stair storage, radiator

## LANDING

Access to loft, doors to accommodation

## BEDROOM ONE

12'4 x 9'9

Double glazed window, radiator

## BEDROOM TWO

12'4 x 9'9

Double glazed window, radiator

## BEDROOM THREE

9'2 x 7'3

Double glazed window, radiator

## BATHROOM

Double glazed window, three piece suite comprising pannelled bath with shower over and screen, low flush wc, pedestal wash hand basin, tiled walls

## BALCONY

Enclosed and southerley facing

## PARKING SPACES

Parking is camera controlled, two allocated spaces with permits, no charge for permits

## AGENTS NOTE

LEASE 999 YEARS FROM 1960

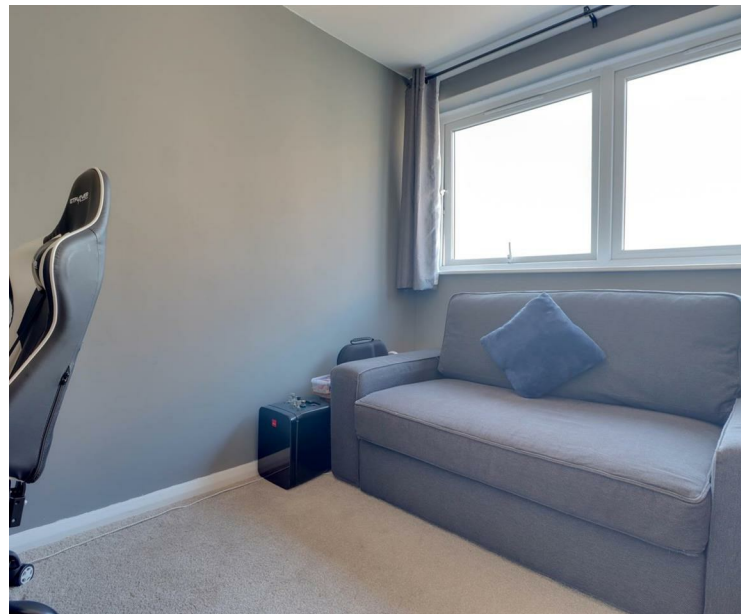
GROUND RENT £25 PER ANNUM

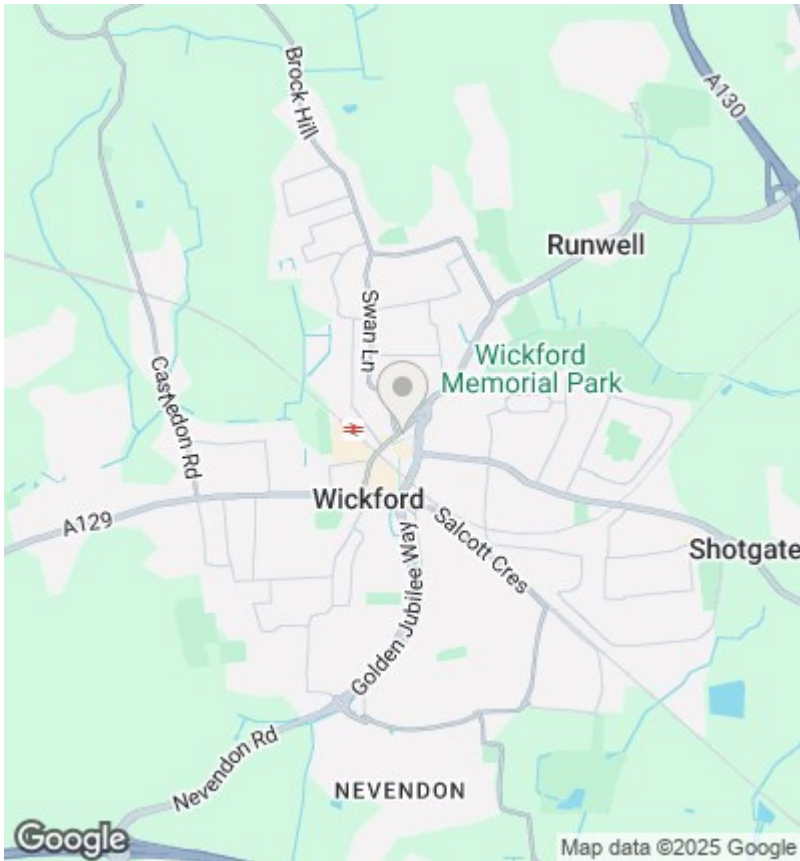
SERVICE CHARGE £350 PER ANNUM PAID UNTIL JANUARY 2026

BOILER WAS REPLACED IN 2024

## DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and 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		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

