



* £260,000 - £280,000 * Bear Estate Agents are excited to bring to the market this spacious and conveniently located, TWO bedroom SEMI-DETACHED house built by the reputable 'Carter & Ward'. This home is positioned within walking distance of local schools and shops as well as reliable bus routes. Wickford High Street is only 0.7 miles from the property, and boasts a wide array of shops, services and food outlets to be enjoyed. Wickford Railway Station is only a short walk further at 0.8 miles away from the home, helpfully connecting Stratford and London Liverpool Street in 35 and 40 minutes respectively on the Great Anglia rail service. The road links from Wickford are fantastic, with easy access to the A127, A13 and A130, which connect to the M25 and A12 in a matter of minutes.

- NO ONWARD CHAIN!
- 0.7 Miles to Wickford High Street
- Lounge (9'11 x 12'11)
- Conservatory/Lean To (8'8 x 11'2)
- Low-Maintenance Garden
- Walking Distance to Shops, Schools and Bus Routes
- 0.8 Miles to Wickford Railway Station
- Kitchen/Diner (10'11 x 12'11)
- Two Double Bedrooms
- Garage (17'6 x 8'8)

Russell Gardens

Wickford

£260,000

Price Guide



Russell Gardens



This home is being sold as a blank canvas, giving the opportunity to anyone to truly put their stamp on the style of this property. We highly recommend arranging a viewing to see the size on offer, so call us today to organise a first-hand inspection! Requiring a full refurbishment throughout this home would be perfectly suited for those looking for their next project. This home offers strong potential to be extended, of course, subject to planning as many neighbouring homes have done so.

The internal layout of this popular style of property begins with an entrance hall which sits at the heart of the home, hosts the stairs and adjoins the lounge and kitchen/diner. The lounge sits at the front of the home, measuring 9'11 x 12'11 and boasts two large windows which keeps this room bright throughout the day. The kitchen/diner is found at the rear of the home and measures 10'11 x 12'11, and this has been extended upon with a conservatory/lean to which adds an additional 8'8 x 11'2.

The upstairs is host to two large double bedrooms, which measure 10'11 x 13'0 and 9'11 x 12'11 respectively, each comfortably fitting a king size bed and accompanying furniture. The family bathroom is a three-piece suite comprised of shower over bath, toilet and sink.

The rear garden is a great size and easy maintenance, comprised of patio and turf areas. The garden also hosts the garage which measures 17'6 x 8'8, any many owners of similar homes convert these into an outbuilding. There is a shared access driveway and the front of the home is current turf but can easily be changed into a private driveway.

Council Tax Band: C (£1908.72)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

NO ONWARD CHAIN!

Walking Distance to Shops, Schools and Bus Routes

0.7 Miles to Wickford High Street

0.8 Miles to Wickford Railway Station

Entrance Hall

Lounge (9'11 x 12'11)

Kitchen/Diner (10'11 x 12'11)

Conservatory/Lean To (8'8 x 11'2)

Bedroom 1 (10'11 x 12'11)

Bedroom 2 (9'11 x 12'11)

Three-Piece Bathroom Suite

Low-Maintenance Garden

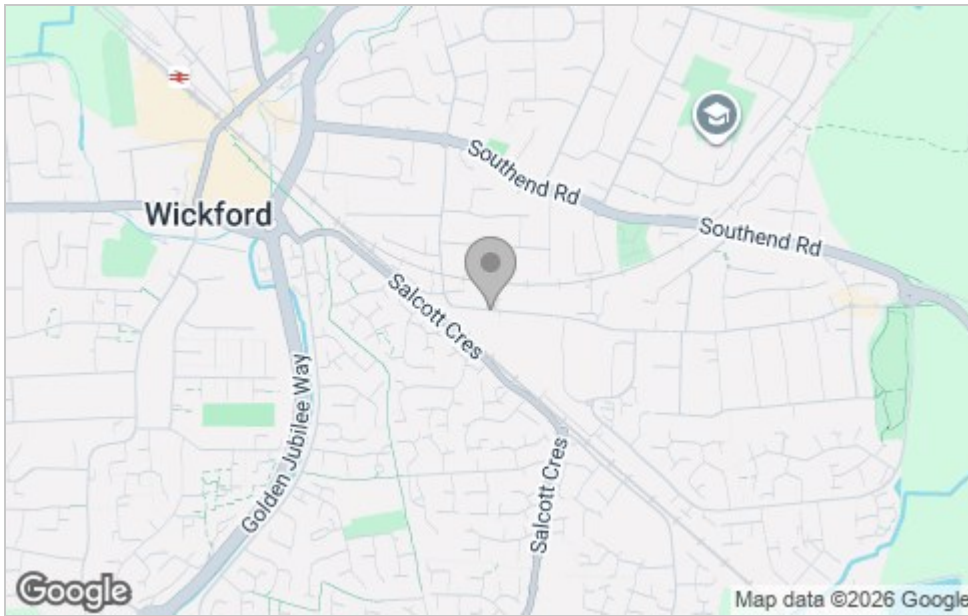
Garage (17'6 x 8'8)



Floor Plan



Area Map



Viewing

Please contact our Wickford Office on 01268 330044 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

7 London Road, Wickford, Essex, SS12 0AW

Office: 01268 330044 wickford@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

