MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Richmond Road, Wickford







Morgan Brookes believe - This spacious three-bedroom family home, ideally positioned within easy reach of Wickford Train Station. The property benefits from a modern fitted kitchen & bathroom, generous living accommodation throughout, a good size rear garden and convenient off-street parking. Offered for sale with no onward chain, this well-presented home is an excellent choice for families and commuters alike.

Our Sellers love - How bright & airy the property is, having the ease of being close to local shops as well as having lovely neighbours.

Key Features

- Well Presented Family Home.
- Ground Floor Cloakroom.
- Office.
- Modern Fitted Kitchen & Bathroom.
- 3 Good Size Bedrooms.
- Off Street Parking.
- Within Easy Reach Of Wickford Train Station.
- Offered With No Onward Chain.
- Freshly Painted Throughout.
- Call Morgan Brookes Today!

£369,000

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND
morganbrookes.co.uk

Richmond Road, Wickford

Entrance
Double glazed panelled door to:

Hall
6' 5" x 5' 5" (1.95m x 1.65m)
Stairs to first floor, coving to smooth ceiling, wood effect laminate flooring, doors to:

Office
6' 5" x 3' 10" (1.95m x 1.17m)
Obscure double glazed window to front aspect, radiator, built in storage cupboard housing fuse box, coving to smooth ceiling.

Living Room
21' 8" x 10' 8" (6.60m x 3.25m)
Double glazed window to front aspect, double glazed French doors to rear garden, radiator, coving to smooth ceiling, carpet flooring, door to Kitchen with further door to:

Inner Hallway
3' 9" x 2' 11" (1.14m x 0.89m)
Double glazed window to rear aspect, coving to smooth ceiling, wood effect laminate flooring, door to:

Ground Floor Ckloakroom
4' 0" x 2' 9" (1.22m x 0.84m)
Obscure double glazed window to rear aspect, low level WC, wall mounted hand basin, radiator, splash back tiling, smooth ceiling, wood effect laminate flooring.

Kitchen
14' 11" x 10' 10" (4.54m x 3.30m)
Double glazed window to rear aspect, rage of fitted base & wall mounted units, roll top work surfaces incorporating 1 & 1/2 bowl stainless steel sink & drainer unit, 4 point gas hob with extractor over & splash back tiling, fitted oven, integrated dishwasher, space & plumbing for appliances, built in understairs storage cupboard, coving to smooth ceiling, tiled flooring.

First Floor Landing
5' 11" x 5' 10" (1.80m x 1.78m)
Built in storage cupboard housing boiler, smooth ceiling, carpet flooring, doors to:

Bedroom 1
12' 7" x 10' 11" (3.83m x 3.32m)
Double glazed window to front aspect, radiator, coving to smooth ceiling, carpet flooring.

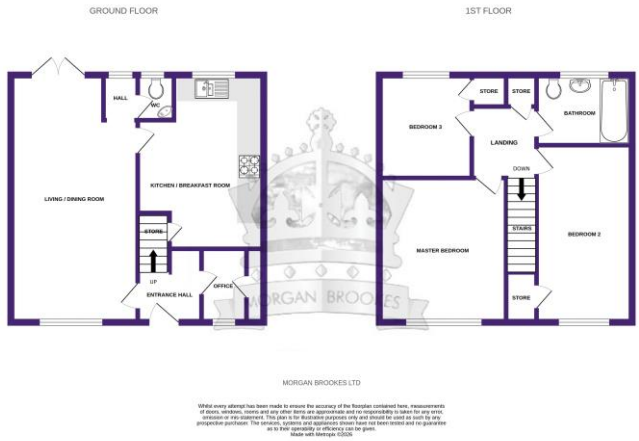
Bedroom 2
15' 5" x 7' 9" (4.70m x 2.36m)
Double glazed window to front aspect, radiator, over stairs storage area, coving to smooth ceiling, carpet flooring.

Bedroom 3
8' 10" x 7' 11" (2.69m x 2.41m)
Double glazed window to rear aspect, radiator, built in storage cupboard, coving to smooth ceiling, carpet flooring.

Bathroom
7' 9" x 6' 1" (2.36m x 1.85m)
Obscure double glazed window to rear aspect, bath with electric shower over & glass shower screen, low level WC, pedestal hand basin, stainless steel heated towel rail, complimentary part tiling to walls, smooth ceiling, tiled flooring.

Rear Garden
Decked seating area from property, the remainder being laid to lawn with various shrubs & trees.

Front Of Property
Block paved driveway offering of street parking.



Local Authority Information
Basildon Borough Council
Council Tax Band: C

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

£369,000

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.
We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.
A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.