1st Call
SALES AND LETTINGS









Elder Avenue, Wickford, SS12 0LP

£350,000 - Freehold

With an impressive south-facing rear garden extending to approximately 120', this extended two-bedroom semi-detached bungalow offers excellent potential for buyers looking to create a home to their own taste. The accommodation comprises a lounge opening into a separate dining room with patio doors to the garden, a kitchen/breakfast room, two bedrooms, a bathroom and separate W.C. Further benefits include double glazing, gas central heating and a gated block-paved driveway providing off-street parking. Requiring modernisation, this freehold property is situated close to a number of well regarded schools as well as within easy access of the shopping facilities in Wickford High Street, Wickford rail station and offers plenty of scope, an internal viewing is recommended.

Accommodation Comprising
Open porch with double glazed window to front, timber front door to...

Entrance Hall
Radiator, loft access, coved ceiling, doors off to...

Bedroom 1 13'11 x 10'10 (4.24m x 3.30m)



Double glazed window to front, radiator, range of fitted wardrobe cupboards, coved ceiling...



Bedroom 2 8'11 x 8'5 (2.72m x 2.57m)



Double glazed window to front, radiator, coved ceiling...

Bathroom 8'5 x 6'11 (2.57m x 2.11m)



Suite comprising panelled bath with electric shower unit over, pedestal wash hand basin, built in storage cupboard, tiled splashbacks, coved ceiling, obscure double glazed window to side...

Separate W.C.
Low level W.C., obscure double glazed window to side...

Lounge 13'11 x 10'9 (4.24m x 3.28m)



Radiator, wall mounted gas fire, archway to...

Dining Room 10'5 x 9'7 (3.18m x 2.92m)



Double glazed sliding patio doors and window to rear garden, radiator, coved ceiling, door to...

Kitchen/ Breakfast Room 10'5 x 10' (3.18m x 3.05m)



Range of fitted base units with complementing working surfaces over, inset single drainer stainless steel sink unit, freestanding gas cooker, space and plumbing for washing machine, matching range of wall mounted units, tiled splashbacks, radiator, coved ceiling, double glazed windows to side and rear, double glazed door to garden...



Externally



Front Garden

Twin gates providing access to own block paved driveway providing off street parking, gate to side, remainder mostly laid to lawn...

Rear Garden



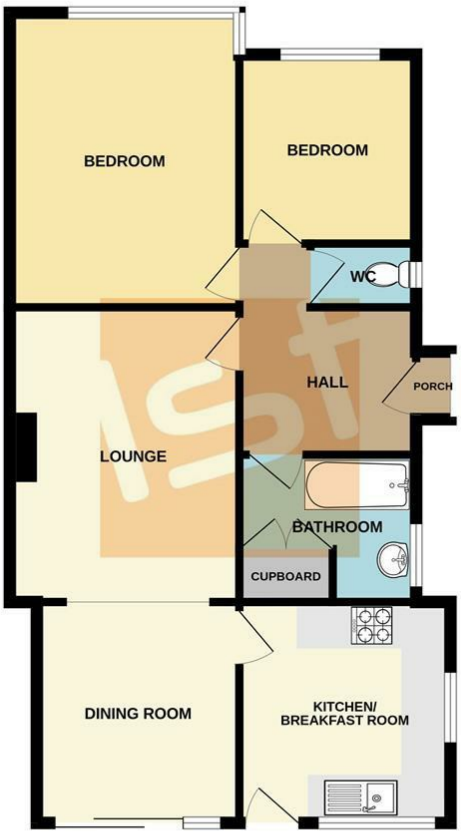
Approx. 120' in depth, south facing, mostly laid to lawn with established shrub borders...





Floor Plan

GROUND FLOOR
723 sq.ft. (67.2 sq.m.) approx.



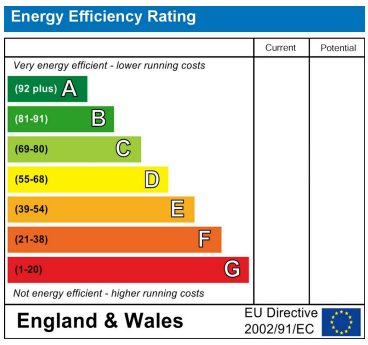
TOTAL FLOOR AREA : 723 sq.ft. (67.2 sq.m.) approx.

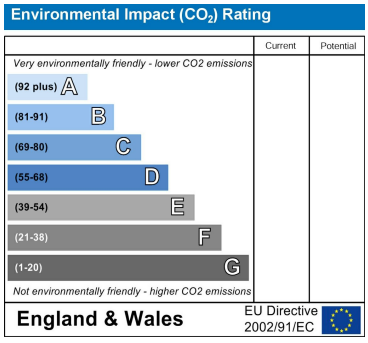
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph





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