



Roding Way, Wickford SS12 9BB



welcome to

Roding Way, Wickford

CONVENIENT STATION ACCESS close to the heart of Wickford, this well-presented home is WITHIN EASY REACH OF LOCAL SCHOOLS and a wealth of other amenities, and boasts GARAGE & DRIVEWAY as well as WELL-PROPRTIONED SOUTH WEST FACING REAR GARDEN.



Entrance Porch

Covered porch area, part glazed door to :-

Entrance Hall

Stairs rising to first floor, doors to :-

Cloakroom

Double glazed UPVC window to front, white suite comprising low level WC and hand basin.

Kitchen

Double glazed UPVC window to front, fitted kitchen comprising of one single sink set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven with extractor over, space for further appliances.

Lounge

Double glazed UPVC window to rear, door to garden, radiator.

First Floor**Landing**

Storage over stairs, doors to :-

Bedroom One

Double glazed UPVC window to rear, radiator.

Bedroom Two

Double glazed UPVC window to front, radiator.

Bedroom Three

Double glazed UPVC window overlooking the garden, radiator.

Bathroom

Double glazed UPVC window, suite comprising panel bath with shower over, low level WC and vanity basin, fully tiled walls.

Outside**Front**

Laid to lawn with mature shrubs, retained by low fence and brick wall. Gated side access to :-

Rear Garden

Enclosed by panel fence, laid to lawn with various mature shrub beds, shed to remain.

Garage

Single garage with up and over door, driveway in front for two cars, with fitted alarm.



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welcome to

Roding Way, Wickford

- Garage & Driveway
- Cloakroom
- Close to Wickford Station
- Landscaped Garden
- South West Facing Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN104731 - 0005

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