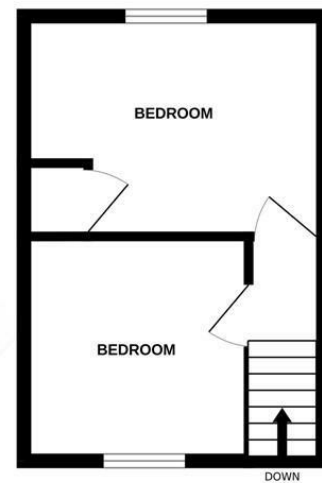
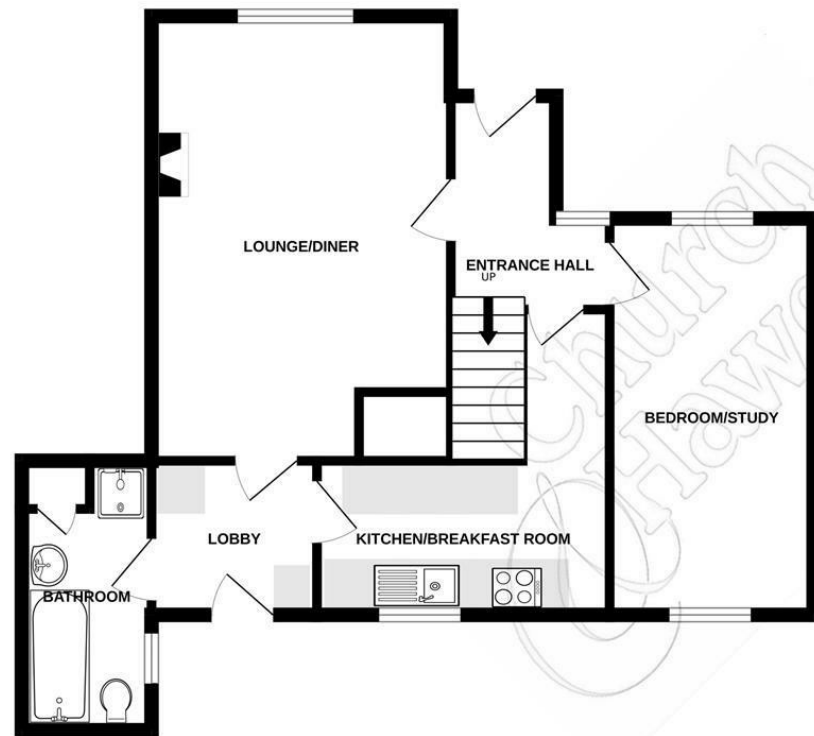


GROUND FLOOR

1ST FLOOR



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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2 Brick Cottages Runwell Road, Wickford, Essex SS11 7QF

Set within a semi rural location, occupying a plot in excess of 200 ft backing onto open farm land we are delighted to offer for sale this two/three bedroom semi detached cottage oozing character and charm whilst still offering some modern features. Accommodation includes entrance hallway, spacious lounge, separate dining room/bed room three, L shape kitchen/breakfast room, ground floor bathroom, plus two additional first floor bedrooms. Externally the rear garden measures 175 ft backing onto farm land, with a newly laid driveway providing parking to the front. Offered for sale with No onward chain! A fantastic opportunity to develop (STP). Freehold. Council tax band D. EPC rating D



£425,000

ENTRANCE

Entered via solid door into hallway.

HALLWAY

PVCu obscure double glazed window to front elevation, radiator, central heating thermostat, doors to lounge, kitchen & sitting room/bedroom three, Stairs to first floor.

LOUNGE 18' x 12'1 (5.49m x 3.68m)

PVCu double glazed window to front elevation, feature fireplace with gas fire incorporating back boiler, radiator, dado rail, wall lights, door to rear lobby.

LOBBY

PVCu double glazed window to rear elevation, part glazed door leading out to rear garden, two wall mounted cupboards, doors to bathroom, rear garden & kitchen.

BATHROOM

Three piece suite comprising paneled enclosed bath, pedestal wash hand basin, low level w.c, walk in tiled shower cubicle, majority tiled to walls, built in storage cupboard, wall mounted electric heater, PVCu obscure double glazed window to side elevation.

KITCHEN/BREAKFAST ROOM 11'9 x 11'5<5'10 (3.58m x 3.48m<1.78m)

PVCu double glazed window to rear elevation, L shaped kitchen/breakfast room, range of wall mounted eye & base level units, laminate work surfaces with inset electric hob, tiled splash backs, stainless steel sink unit with circular drainer, plumbing for washing machine, space for fridge freezer, radiator, door leading to hallway.

DINING ROOM/BEDROOM THREE 14'6 x 8'10 (4.42m x 2.69m)

Dual aspect room with two PVCu double glazed windows to both front and rear elevations, radiator, parquet flooring, wall light, coved to smooth ceiling.

FIRST FLOOR

BEDROOM ONE 12' x 10'2 (3.66m x 3.10m)

Multi pane window to front elevation, radiator, built in airing cupboard housing hot water tank.

BEDROOM TWO 9'2 x 7'5 (2.79m x 2.26m)

PVCu double glazed window to rear elevation offering uninterrupted countryside views, radiator, loft hatch.

EXTERIOR

REAR GARDEN 175ft x 35ft (53.34mft x 10.67mft)

Commencing patio area, remainder laid to lawn, backing onto farmland, newly installed integrated "Klargester" waste system, new fencing to LHS, gate to side providing access to front

FRONT GARDEN

Laid to lawn with newly laid tarmacadam driveway for 2/3 vehicles

AGENTS NOTE

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order, nor have we made any of the relevant enquiries with the local authorities pertaining to planning permission and building regulations. The buyer is advised to obtain verification from their solicitor or Surveyor.

VIEWING – By appointment with the Vendor's Agents CHURCH & HAWES 01245 329429 WE ARE OPEN – Monday to Friday 9am-6pm – Saturday 9am-5pm.

- 200 FT PLOT
- SEMI RURAL LOCATION
- SPACIOUS LOUNGE
- GAS FIRED CENTRAL HEATING
- 175 FT REAR GARDEN BACKING FARM LAND
- DRIVEWAY PARKING
- CLOSE LINKS TO A130-A127
- PVCu DOUBLE GLAZED
- NO CHAIN
- DEVELOPMENT POTENTIAL

