



Basildon, Guide Price £325,000 - £335,000, 2 Bed Family Home

Essex Guild Homes are Delighted to Offer For Sale this Very Well Maintained, Spacious Family Home with Two Double Bedrooms. Room to Extend to Side (STPP). Multiple Parking and Car Port. Stylish 16ft 8 Kitchen, 19ft 4 Lounge/Dining Room, Luxury Bathroom, 16ft 4 Max Master Bed. Approx. 40ft Garden.

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



Basildon, Essex, SS14 2RG

FAMILY HOME WITH WITH TWO DOUBLE BEDROOMS

GUIDE PRICE £325,000 - £335,000

HUGE POTENTIAL TO EXTEND (STPP)

ENVIABLE CORNER POSITION CLOSE TO PARKS AND EASY ACCESS TO BASILDON TOWN, TRAINS AND BUSES

19FT 4 THROUGH LOUNGE / DINING ROOM

SUPERB, VERY WELL MAINTAINED, 16FT 8 FITTED KITCHEN

16FT 4 max MASTER BEDROOM

LUXURY FAMILY BATHROOM

MULTIPLE PARKING AND CAR PORT TO SIDE

MUST BE VIEWED

Energy Performance Rating: C

Council Tax Band: B

Inspected By: Thomas Devlin-James

Disclaimer: The measurements indicated are supplied for guidance only, potential buyers are advised to re-check the measurements before committing to any expense.

Build: Cavity Wall Construction

Broadband: Ultra-Fast Available

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=ss142rg&uprn=100090257087>

Mobile Signal: Good Coverage 3g, 4g, 5g

<https://www.signalchecker.co.uk/>

Rooms:

Entrance Hall

with Doors to Lounge and Kitchen
8' 1" (2.46m)

Through Lounge / Dining Room

19' 4" x 10' 10" (5.89m x 3.30m)

Lounge Area

with Doors to Garden and Feature Fireplace

Dining Area

with Double Glazed Window to Front

Stylish Fitted Kitchen / Breakfast Room

16' 8" x 8' 1" (5.08m x 2.46m)

First Floor Landing

with Door to Full Height Storage Cupboard
8' 0" x 5' 6" (2.44m x 1.68m)

Master Bedroom

with Fitted Wardrobes to One Wall
16' 4" x 8' 9" (4.97m x 2.66m) includes Wardrobes

Bedroom Two

with Nice Garden Views to Rear
11' 2" x 10' 6" (3.40m x 3.20m)

Luxury Family Shower Room

6' 9" x 4' 7" (2.06m x 1.40m)

Rear Garden over 40ft

Front Garden / Drive with Multiple Parking

Canopy to Side with Off-Street Parking







Ground Floor
356 sq.ft (33.1 sq.m) approx



First Floor
362 sq.ft (33.7 sq.m) approx

Total Floor Area 718 sq.ft. (66.7 sq.m)

Please note: The location of doors, windows, other items and room sizes are approximate and this floor plan is to be used for illustrative purposes only. Unauthorised reproduction is prohibited