

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Spruce Close, Laindon, Basildon, SS15 4DF



GUIDE PRICE £325,000

WILLIAMS and DONOVAN - In a quiet cul-de-sac location, conveniently located for major routes and shopping facilities is this immaculate two bedroomed end of terrace house. This property has been refurbished by the current owners and now benefits from having a modern fitted kitchen and shower room, allocated off street parking for two vehicles and a 35' rear garden. EPC rating - TBC. Our ref: 15877

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Accommodation comprises:

Entrance via obscure leadlight glazed door to:

PORCH 3' 8" x 3' 6" (1.12m x 1.07m)

Skimmed ceiling. Laminate wood effect floor. Door to:

LOUNGE/DINER 17' 7" x 14' 4" reducing to 10' 3" (5.36m x 4.37m > 3.12m)

UPVC double glazed window to front aspect. UPVC double glazed patio doors to REAR GARDEN. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Two radiators. Laminate wood effect floor. Opening to:



KITCHEN 7' 7" x 7' 3" (2.31m x 2.21m)

UPVC double glazed window to rear aspect. Range of modern base and eye level units with square edged working surfaces and tiled splashbacks. Inset sink with chrome mixer tap. Inset 4 ring stainless steel gas hob with extractor hood over. Built in twin electric oven. Space for washing machine. Space for fridge/freezer. Laminate wood effect floor.



FIRST FLOOR LANDING 10' 7" x 6' 8" (3.23m x 2.03m)

Loft access hatch. Built in storage cupboard. Radiator. Doors to:



BEDROOM ONE 10' 8" x 10' 3" (3.25m x 3.12m)

UPVC double glazed window to rear aspect. Radiator. Laminate wood effect floor.



BEDROOM TWO 10' 6" x 7' 3" (3.2m x 2.21m)

UPVC double glazed window to front aspect.
Radiator. Laminate wood effect floor.



SHOWER ROOM 6' 9" x 6' 7" (2.06m x 2.01m)

Obscure uPVC double glazed window to rear aspect.
Modern three piece suite comprising enclosed w/c
vanity mounted hand wash basin and double walk in
shower cubicle with overhead rainmaker showerhead
and detachable jet body spray. Tiled walls. Chrome
ladder style towel rail. Tiled floor.



OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a slate chip garden
with block paved pathway.



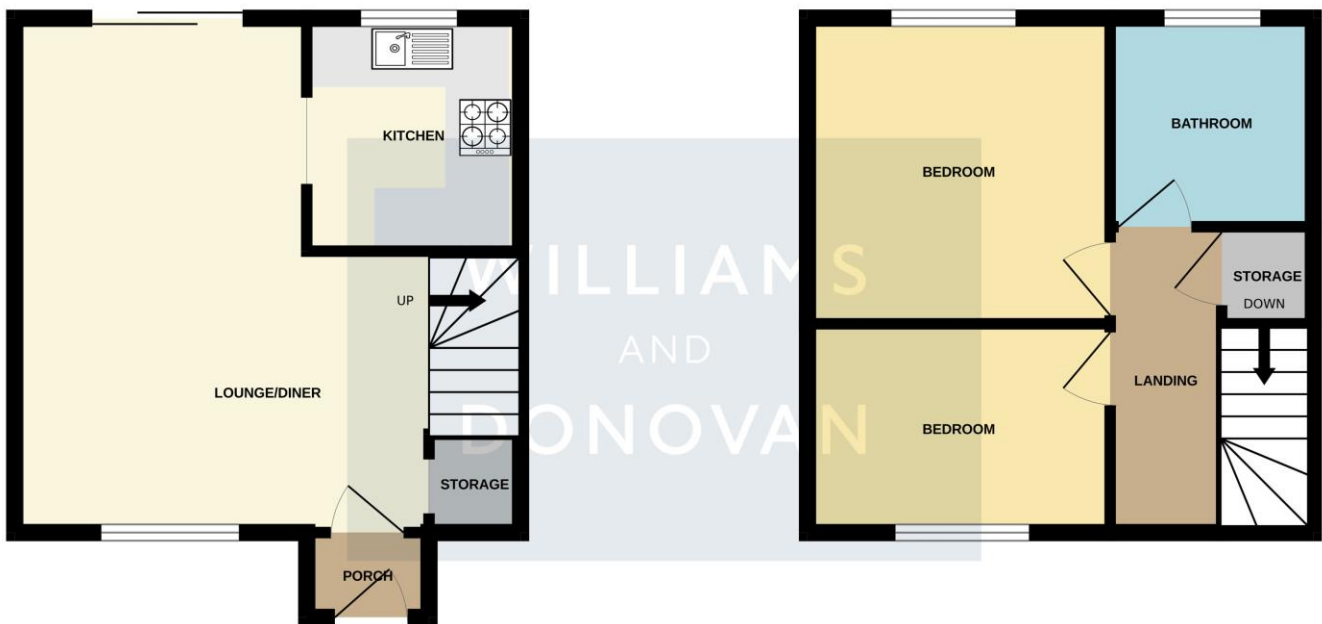
The **REAR GARDEN** measures 35' and commences
with decking area leading to lawn. Further raised
patio at rear. Shingle flowerbed. Variety of shrubs
and trees. Shed to remain. Fencing to all
boundaries.



To the immediate front of the property are two
allocated parking spaces with further visitors' spaces.

GROUND FLOOR
318 sq.ft. (29.5 sq.m.) approx.

1ST FLOOR
306 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (57.9 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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