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WILLIAMS AND DONOVAN

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## Methersgate, Basildon, SS14 2LT



£350,000

Situated in a popular Basildon location, within walking distance of Town Centre and station, is this three bedroom terraced house. This well presented property would be ideally suited to a FIRST TIME BUYER or BUY TO LET investor and benefits from having a lounge measuring 15' 9" with similarly proportioned kitchen; conservatory; ground floor cloakroom; 42' rear garden and off street parking to the front.

EPC rating - C. Our ref: 16037

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# Methersgate, Basildon, SS14 2LT

Accommodation comprises:

Entrance via composite door to:

## PORCH

Skimmed ceiling. Laminate flooring. Doors to:

## GROUND FLOOR CLOAKROOM

Obscure double glazed window to side aspect. Two piece suite comprising close coupled w/c and hand wash basin. Laminate flooring.

## KITCHEN 15' 9" x 12' 4" (4.8m x 3.76m)

Skimmed ceiling. Double glazed window to front aspect. Stairs to FIRST FLOOR ACCOMMODATION with understairs storage cupboard. Range of modern base and eye level units with roll edged working surfaces and tiled splashbacks. Inset one and a half bowl stainless steel sink drainer. Inset 4 ring electric hob with extractor hood over and oven under. Space for washing machine. Space for tumble dryer. Space for fridge/freezer. Two radiators. Door to:



## LOUNGE 15' 9" x 12' 4" (4.8m x 3.76m)

Skimmed ceiling. Radiator. Wall lighting. Door to:



## CONSERVATORY 9' 6" x 9' 5" (2.9m x 2.87m)

Double glazed windows to rear aspect. Double glazed French style doors to REAR GARDEN. Wall lighting. Laminate flooring.



## FIRST FLOOR LANDING

Loft access. Radiator. Doors to:

## BEDROOM ONE 12' 6" x 11' 10" reducing to 9' 3" (3.81m x 3.61m > 2.82m)

Double glazed window to rear aspect. Radiator.



## BEDROOM TWO 12' 2" reducing to 10' x 9' 3" (3.71m > 3.05m x 2.82m)

Double glazed window to front aspect. Built in wardrobe. Radiator.





**BEDROOM THREE 8' 4" x 8' 3" (2.54m x 2.51m)**  
 Double glazed window to rear aspect. Radiator.



**BATHROOM 7' 5" x 6' (2.26m x 1.83m)**  
 Skimmed ceiling. Obscure double glazed window to front aspect. Three piece suite comprising close coupled w/c, hand wash basin with storage beneath and P-shaped bath with mixer shower over. Tiled walls. Extractor fan. Tiled floor.



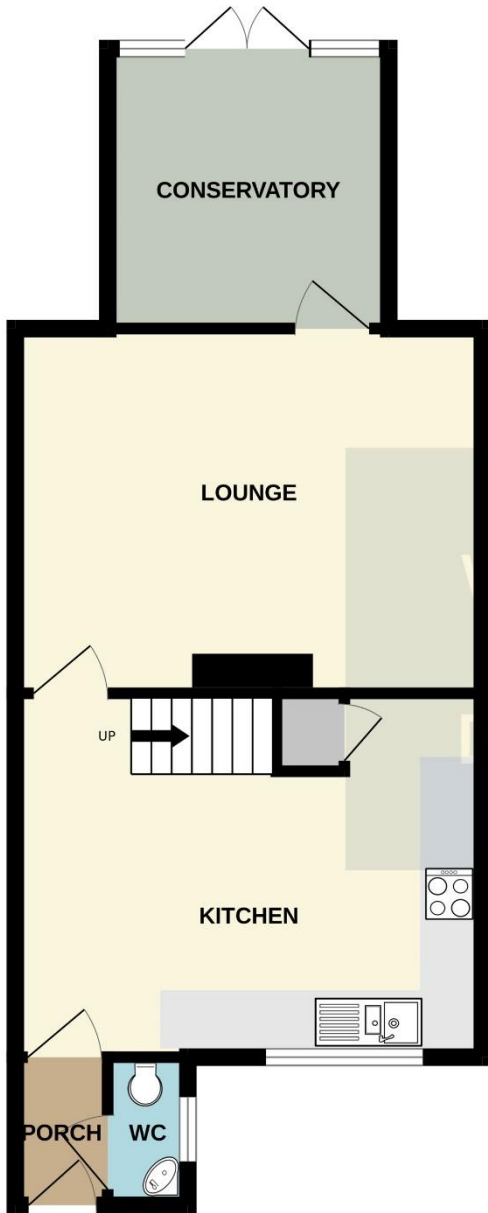
**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a paved driveway providing off street parking. The remainder is laid to lawn.

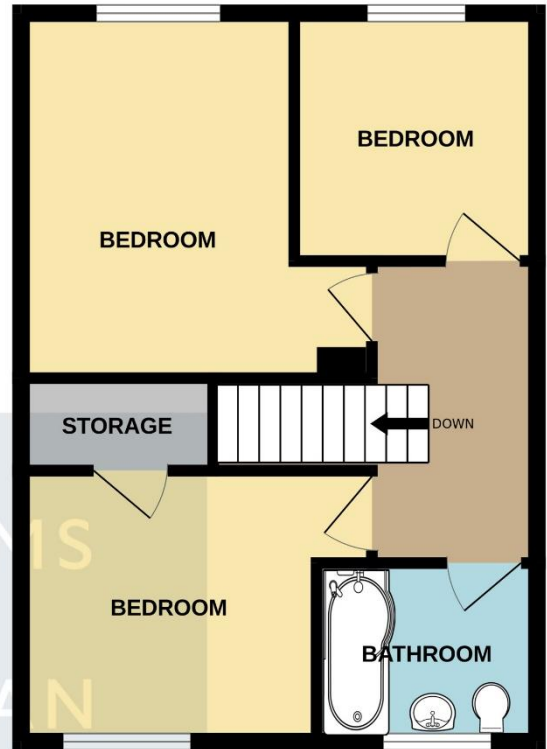
The **REAR GARDEN** measures approx. 42' and commences with decking area and steps down to lawn. Brick built shed with power and lighting.



GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 926 sq.ft. (86.0 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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