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WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Buckerills, Pitsea, Basildon, SS13 3ER



GUIDE PRICE £300,000 - £325,000

This beautifully presented three bedroom family home would make an ideal FIRST TIME BUY or BUY TO LET investment, being situated in a convenient Pitsea walkway location, within easy reach of major local stores and less than a mile from Pitsea station for c2c services direct to London Fenchurch Street. The property benefits from having a spacious, modern 21' kitchen/diner; 20' 5" lounge; three good sized bedrooms with feature balcony to bedroom one with views over nearby green space; modern family bathroom and nearby communal parking. EPC rating - E. Our ref: 16518

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Accommodation comprises:

KITCHEN/DINER 21' x 11' 10" (6.4m x 3.61m)

Spacious, modern kitchen/diner with a range of modern fitted base and eye level units with square edged working surfaces. Inset stainless steel sink drainer with chrome mixer tap. Inset electric hob with extractor hood over. Built in oven. Built in microwave. Space for other appliances. Stairs to FIRST FLOOR ACCOMMODATION. Tiled walls. Tiled floor.



LOUNGE 20' 5" x 15' (6.22m x 4.57m)

Spacious room with patio doors to LEAN TO at rear.



FIRST FLOOR LANDING

BEDROOM ONE 15' x 8' 5" (4.57m x 2.57m)

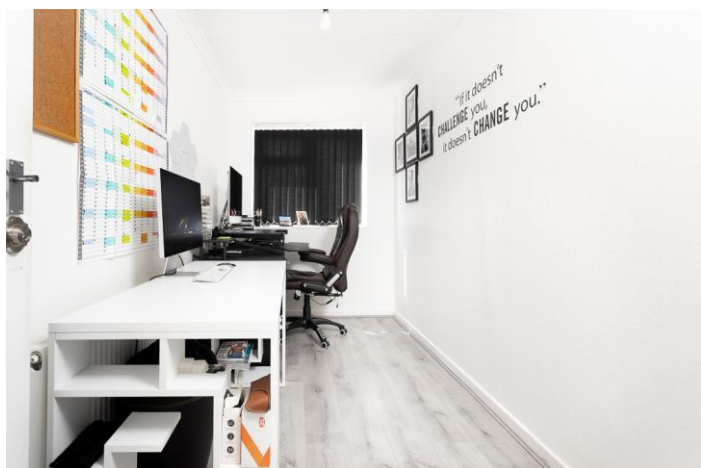
With feature balcony measuring 15' x 11' 1" offering views across green spaces to the side of the property.



BEDROOM TWO 11' 1" x 7' (3.38m x 2.13m)

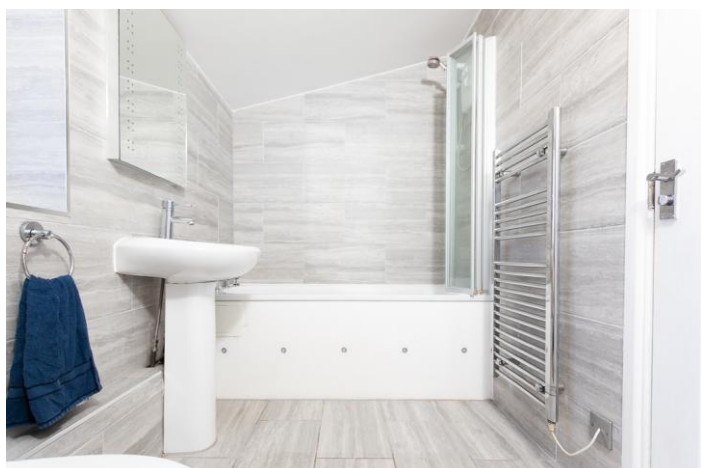


BEDROOM THREE 11' 1" x 5' 10" (3.38m x 1.78m)



FAMILY BATHROOM 8' 9" x 5' 4" (2.67m x 1.63m)

Modern bathroom suite with three piece suite comprising close coupled w/c, pedestal mounted hand wash basin and bath with shower over.



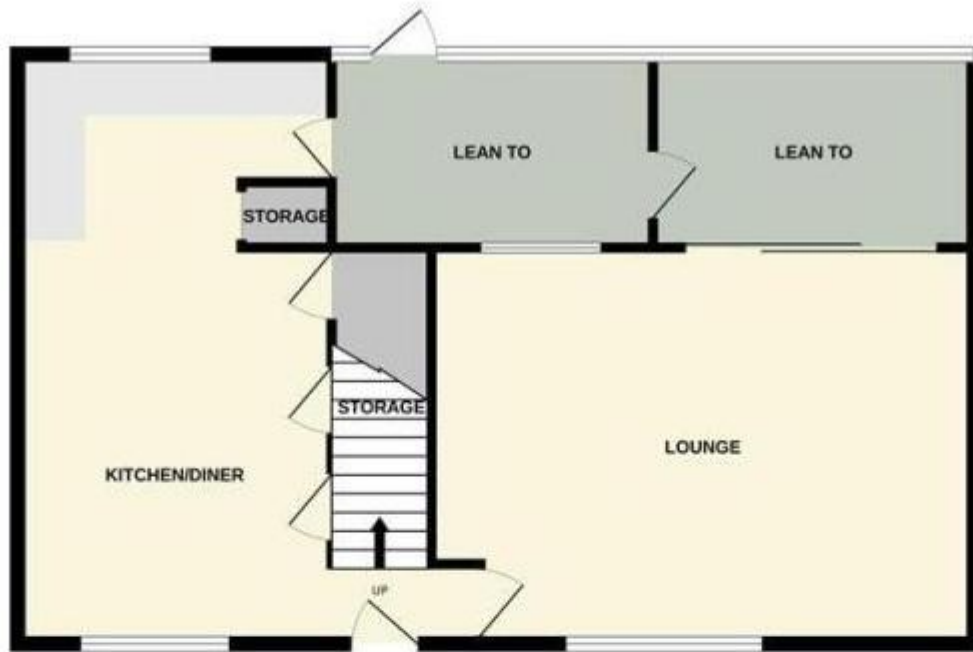
OUTSIDE OF PROPERTY:

As previously mentioned, this property sits on a family friendly walkway leading to open green spaces. It is also within easy reach of Pitsea town centre with a variety of major retail outlets and smaller shops, and a vibrant market four days a week. Pitsea mainline railway station is also less than a mile's walk away providing direct commuter links into London Fenchurch Street via c2c, as well as access to the Tilbury "loop" rail service.

The property itself has a small, fenced garden to the front and a low maintenance garden to the rear, with flower bed borders. Communal parking is to be found nearby.



GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.