

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Fraser Close, Basildon
£1,300 Per Calendar Month

**** CPO9391 ONLINE ENQUIRIES ONLY **** COWLING & PAYNE ARE PLEASED TO OFFER, THIS NEWLY DECORATED AND WELL-PRESENTED TWO DOUBLE BEDROOM HOME, LOCATED WITHIN THE POPULAR LOCATION OF 'LAINDON WEST'.

UPON ENTERING THE PROPERTY, YOU ARE GREETED BY A RECEPTION HALLWAY LEADING TO MODERN FITTED KITCHEN AND SPACIOUS LIVING ROOM.

UPON THE FIRST FLOOR, THE PROPERTY ADVANTAGEOUSLY BENEFITS FROM TWO DOUBLE BEDROOMS, AND A MODERN BATHROOM.

LOCATED TO THE REAR OF THE PROPERTY, THERE IS A LOW MAINTENANCE REAR GARDEN WHICH IS MAINLY LAID TO LAWN WITH A PATIO. THERE IS THE FURTHER BENEFIT OF AN ALLOCATED PARKING SPACE, NEARBY THE PROPERTY.

AVAILABLE NOVEMBER 2025 – ENERGY PERFORMANCE RATING 'C' – COUNCIL TAX BAND 'C'



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		87
	66	
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

2-4 Runwell Road, Wickford, Essex, SS11 7AB
Telephone: 01268 730707 | Fax: 01268 730737
info@cowlingandpayne.co.uk
www.cowlingandpayne.co.uk

