

To arrange a viewing contact us
today on 01268 777400



Bradbourne Way, Pitsea, Basildon, Essex, SS13 2, Guide price £250 000

Aspire Estate Agents takes great pleasure in presenting for sale this impeccably maintained semi-detached house, boasting two double bedrooms, located in a peaceful cul-de-sac just a short stroll from Pitsea station and conveniently close to local shopping amenities. This property has been meticulously cared for and offers modern features throughout, including a stylish fitted kitchen and bathroom, along with a utility room for added convenience. With the added bonuses of a garage, off-street parking, and a rear garden spanning approximately 36', this home provides both comfort and practicality. Don't miss out on the opportunity to make this your new home. Contact Aspire Estate Agents today to arrange a viewing and discover the charm and convenience this property has to offer.

Council Tax Band - C
Tenure - Freehold

Accommodation comprises:

Entrance via uPVC double glazed door to:

PORCH: Featuring obscure double glazed windows to the front and side aspects, this area offers a welcoming entry with a skimmed ceiling and a radiator. It provides access to:

LOUNGE: A spacious living area illuminated by a double glazed window to the front aspect, featuring a skimmed ceiling, radiator, and laminate flooring. Stairs lead to the first-floor accommodation, and there's also convenient under stairs storage.

KITCHEN: With a double glazed window overlooking the rear garden and a double glazed door providing access, the kitchen offers a bright and functional space. It includes a range of base and eye level units, roll-edged working surfaces, and integrated appliances such as an electric hob, oven, fridge, freezer, and washing machine. The room also features a breakfast bar, tiled splashbacks, and a wall-mounted boiler.

FIRST FLOOR LANDING: Landing provides access to the bedrooms and bathroom.

BEDROOM ONE: This room features a double glazed window to the front aspect and a radiator.

BEDROOM TWO: Offering a double glazed window to the rear aspect, this bedroom also includes a radiator and an airing cupboard housing the hot water cylinder.

BATHROOM: With an obscure double glazed window to the rear aspect, the bathroom features a three-piece suite comprising a low-level WC, hand wash basin with storage beneath, and a P-shaped bath with a mixer shower. Additionally, it includes a chrome heated towel rail, tiled walls, and flooring.

OUTSIDE OF PROPERTY: The front of the property features a block-paved driveway providing off-street parking for two vehicles and access to the garage. There's also a slate chip flower bed with mature shrubs and stone shingle borders.

REAR GARDEN: Measuring approximately 36', the rear garden boasts a paved patio leading to a lawn area, sleeper flower beds, and a further decking area at the rear. It also includes an outside tap, external power and

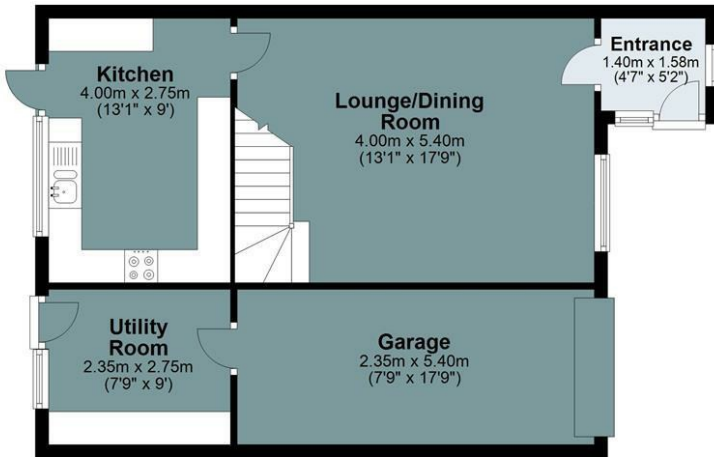
lighting, and access to the utility room.

UTILITY ROOM: Featuring a skimmed ceiling with spotlight insets, this room includes a double glazed window and door to the rear garden. It offers a range of base and eye level units, space for a tumble dryer and fridge/freezer, an electric heater, and laminate flooring.

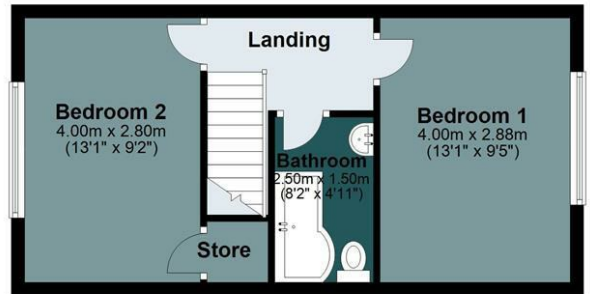
GARAGE: With an up-and-over door, the garage provides power and lighting, offering additional storage space or parking.



Ground Floor
Approx. 55.6 sq. metres (598.1 sq. feet)

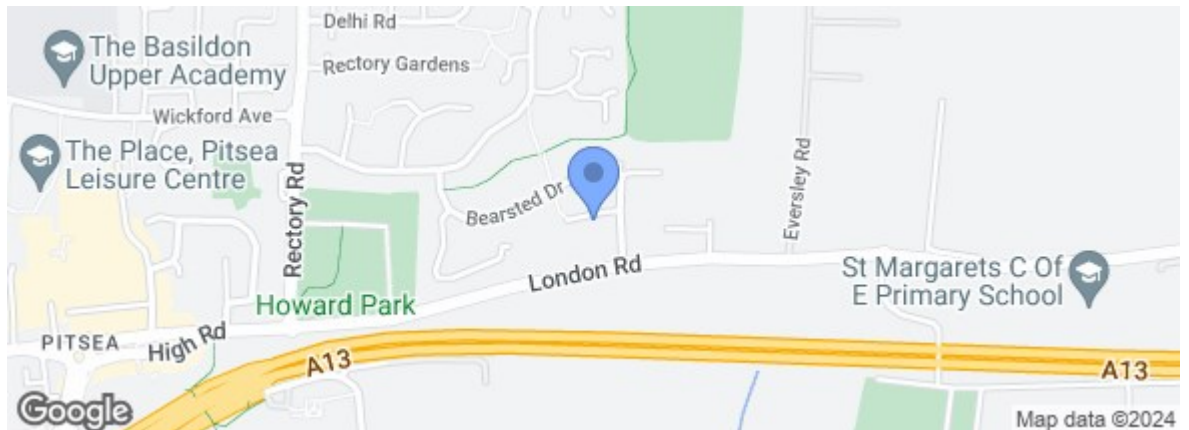


First Floor
Approx. 33.6 sq. metres (361.6 sq. feet)



Total area: approx. 89.2 sq. metres (959.7 sq. feet)
Bradbourne Way

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			
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			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.