

**To arrange a viewing contact us  
today on 01268 777400**



## **Iris Mews, Basildon Offers invited £325,000**

- Call Aspire Estate Agents To Book In A Viewing
- West Facing Private Rear Garden
- Immaculately Presented
- Large Garden
- Large Lounge
- Three Double Bedrooms
- Downstairs WC
- Brand New Kitchen
- Parking For Multiple Vehicles
- Early Viewings Advised

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Aspire Estate Agents is delighted to present this property, conveniently located near Laindon train station, offering easy access to London via the C2C line. This impeccably presented property is perfect for first-time buyers or investors alike. Boasting a generously sized kitchen/diner, downstairs WC, double glazing, and gas central heating, it offers comfortable living spaces for its occupants.

Tenure: Freehold

Council Tax Band: C

Entrance Hallway:

W/c:

Lounge: 14' 9" x 11' 10" ( 4.50m x 3.61m )

Kitchen/diner: 14' 8" x 8' 9" ( 4.47m x 2.67m )

Landing:

Bedroom One: 14' 1" x 8' 4" ( 4.29m x 2.54m )

Bedroom Two: 11' 7" x 5' 7" ( 3.53m x 1.70m )

Bedroom: Three 14' 11" x 8' 1" ( 4.55m x 2.46m )

Bathroom:

Upon stepping into this expansive three-bedroom residence, you're welcomed by an entrance hall featuring a convenient downstairs WC. The property comprises a generously proportioned kitchen/diner alongside a comfortable lounge area. Ascending to the first floor, you'll find three well-proportioned bedrooms and a family bathroom. A private west-facing rear garden awaits at the back. Early viewings are highly recommended.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.