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today on 01268 777400



Pound Lane, Basildon Guide price £375,000

This charming three-bedroom family home offers modern comfort with classic style. With spacious living areas, a well-equipped kitchen/diner, and a cosy conservatory, it's perfect for relaxed suburban living. Featuring ground floor bedrooms, luxurious bathroom, and landscaped gardens. Convenient parking for two cars completes this inviting residence, perfectly situated for comfort and convenience. GUIDE PRICE £375K-£395K

Front: Offers a driveway with parking space for up to two cars, with the remaining area laid to lawn featuring shrub borders.

Entrance: Access through UPVC double glazed door. Features include a skimmed ceiling, staircase leading to the first floor, radiator, and stripped wood flooring. Wood panel doors lead to:

Living Room: Skimmed ceiling, double bay window to the front aspect, and radiator.

Kitchen/Diner: Features include a skimmed ceiling, double glazed French doors leading to the conservatory, a range of base and eye level units, solid wood worktops, ceramic butler sink, space for range cooker, fridge/freezer, and dishwasher. Tiled splashbacks, a utility cupboard with plumbing for washing machine and tumble dryer, tiled flooring, and a radiator.

Conservatory: Includes double glazed windows on all sides, double glazed French doors leading to the rear garden, two radiators, and stripped wood flooring.

Ground Floor Bedroom Two: Features a skimmed ceiling, double glazed French doors to the rear garden, stripped wood flooring, and a radiator.

Ground Floor Bedroom Three: Includes a skimmed ceiling, double glazed window to the front aspect, and a radiator.

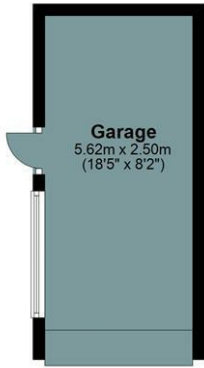
Ground Floor Bathroom: Features a skimmed ceiling, obscured double glazed window to the side aspect, freestanding bath with shower attachment, shower cubicle with mixer shower, pedestal hand wash basin, high-level WC, part tiled and part panelled walls, tiled flooring, and a radiator.

Landing: Includes a skimmed ceiling, doors to the main bedroom and loft space with potential for conversion to an extra room subject to planning permission (STPP).

Main Bedroom: Features a skimmed ceiling with inset spotlights, double glazed windows to the rear and side aspects, and two radiators.

Rear Garden: Comprises a paved patio area leading to a laid lawn with shrub borders. Additionally, includes a vegetable patch at the rear, wood sheds, and a garage with power connection. Gated side access, outside tap, and lighting complete the features of the rear garden.

Outbuilding
Approx. 14.1 sq. metres (151.2 sq. feet)



Ground Floor
Approx. 85.7 sq. metres (921.9 sq. feet)

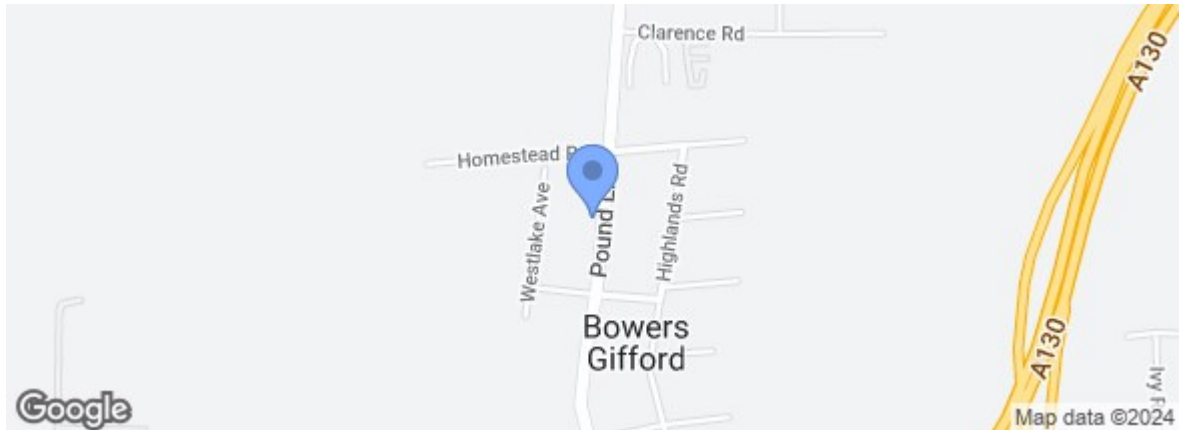


First Floor
Approx. 47.9 sq. metres (515.7 sq. feet)



Total area: approx. 147.6 sq. metres (1588.8 sq. feet)
Pound Lane

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	



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