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today on 01268 777400



## Eastbrooks Mews, Pitsea Guide price £250,000

Welcome to this delightful two-bedroom terraced home nestled in the serene and sought-after Eastbrook Mews, Pitsea, Basildon. Offering a perfect blend of comfort and convenience, this charming property is an ideal choice for first-time buyers, small families, or those looking to downsize. With its inviting living spaces, well-maintained garden, and excellent location close to local amenities, this home presents a wonderful opportunity to settle in a peaceful community while enjoying all that Basildon has to offer.

Guide Price £250,000-£300,000

## Full Description:-

Aspire Estate Agents are delighted to welcome to the market this charming two-bedroom terrace house is situated in the quiet and desirable Eastbrooks Mews, Pitsea, Basildon.

Tenure: Freehold

### Front Garden:

The property is accessed through a gate leading to a neatly fenced front garden featuring an artificial grass area. A block-paved pathway guides you to the front door.

### Ground Floor:

#### Entrance Porch:

Upon entry, you step into a porch with a further door leading into the living room.

#### Living Room (11.11ft x 17.01ft)

The living room is spacious, with carpeted flooring and a double-glazed bay window that lets in plenty of natural light. It features a wall-mounted radiator, several electric points, and two ceiling rose pendant lights. Double doors lead from the living room into the dining room.

#### Dining Room (9.03ft x 14.9ft)

This room also has carpeted flooring and offers ample storage with an under-stairs larder cupboard that houses the gas meter, as well as an additional under-stairs cupboard. The dining room provides access to the first-floor stairs and has an open doorway leading to the kitchen. A double-glazed window overlooks the rear garden, and there's a double-glazed door providing access to the outside.

#### Kitchen (8.08ft x 6.09ft):

The kitchen features a double-glazed window to the side and a wall-mounted Ideal boiler. It is fitted with a range of eye and base level units, complemented by roll-top work surfaces. The kitchen has a stainless steel sink, wood-effect flooring, part-tiled walls, and a distinctive apex ceiling.

### First Floor:

#### Bedroom One (15.11 x 9.01ft):

This spacious bedroom includes a double-glazed window to the front with a roller blind, and carpeted flooring.

#### Bedroom Two (15.11ft x 8.04ft):

The second bedroom is also well-sized, featuring a double-glazed window to the front with a roller blind, a radiator, and carpeted flooring.

#### Main Bathroom (5.5ft x 7ft):

The bathroom is equipped with a white panelled bath that includes an electric shower over it, a wash hand basin with a vanity storage cupboard underneath, tiled walls, and wood-effect flooring. There is also a door leading to additional eaves storage.

#### Separate WC (2.7ft x 3.1ft):

The separate WC includes a double-glazed obscure window to the rear, wood-effect flooring, and a WC.

#### Rear Garden:

The rear garden features a block-paved patio with shrub borders, a fenced surround, and an area of artificial grass. Steps lead up to a raised decking area, which in turn leads to a wooden outbuilding. The garden also benefits from gated rear access.

#### Outbuilding:

The wooden outbuilding measures 14ft x 10ft, with a pitched roof, a window, and a door to the front, it also has full electrical supply.

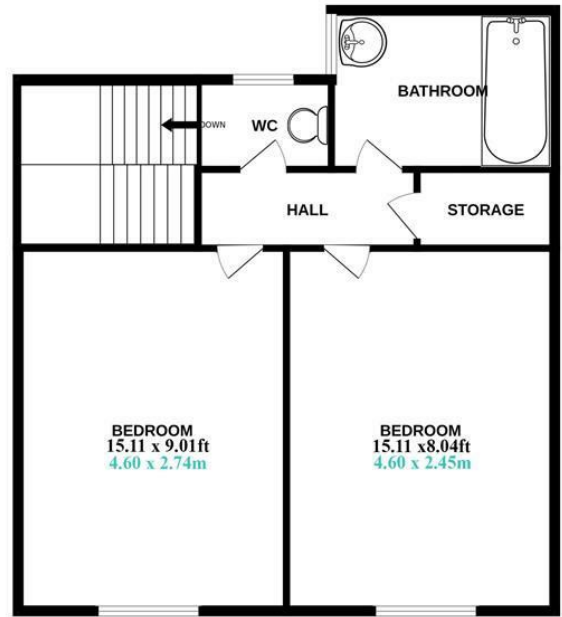
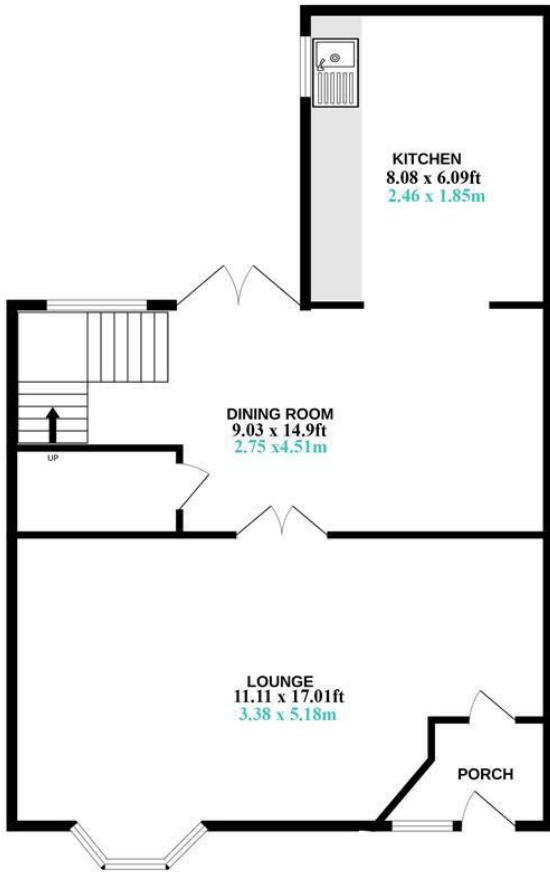
#### Council Tax Band: B

**Heating:** The property is heated via a wall-mounted Ideal boiler located in the kitchen.

This property offers a comfortable and well-maintained living space, making it an ideal purchase for first-time buyers, small families, or investors. With its charming features and convenient location, it provides excellent value in a sought-after area of Basildon.

GROUND FLOOR

1ST FLOOR



# ASPIRE

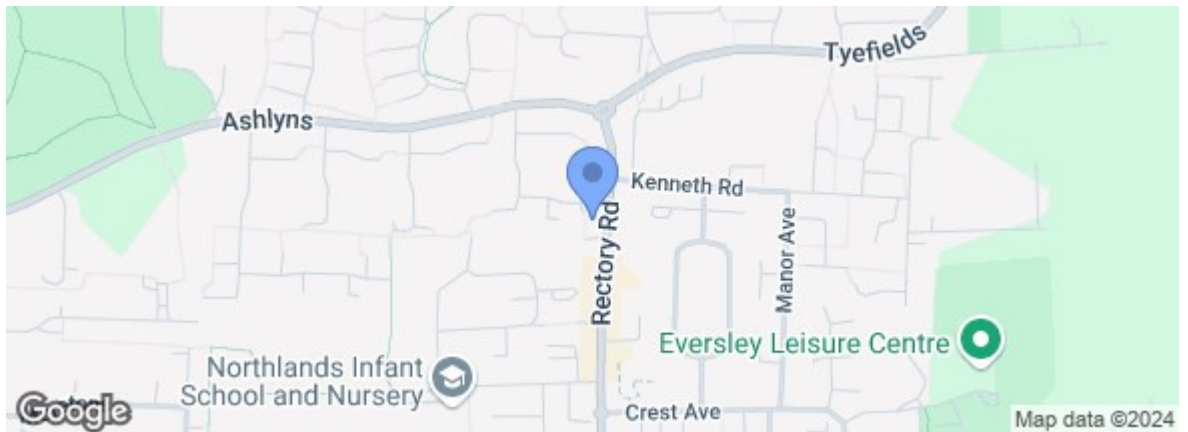
ESTATE AGENTS

## EASTBROOK MEWS PITSEA

x2 x2

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			



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