

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



## Rundells Walk, Basildon Guide price £280,000

Aspire Estate Agents are pleased to present this two-bedroom mid-terrace home, situated in a highly convenient location in Basildon, close to shops, restaurants, and a local park. This property offers a fantastic opportunity to put your own stamp on a home with great potential.

### Key Features:

**Lounge/Diner:** A modernised and inviting living space measuring 3.25m x 3.91m (10'8" x 12'10"), perfect for relaxing or entertaining.

**Bedrooms:** Two spacious, updated bedrooms, including the principal bedroom at 4.21m x 2.85m (13'10" x 9'4") and the second bedroom at 3.42m x 3.38m (11'3" x 11'1"). Both are stylishly finished and filled with natural light.

**Office:** A versatile 3.39m x 1.60m (11'1" x 5'3") space, ideal for home working or additional storage.

**Kitchen:** A generously sized kitchen measuring 3.20m x 2.79m (10'6" x 9'2"), offering plenty of space for a modern refit to suit your taste.

**Bathroom:** A good-sized family bathroom, also ready for modernisation, offering the chance to create a fresh and functional design.

**Garden:** A large rear garden with ample space for outdoor entertaining, gardening, or simply enjoying some fresh air.

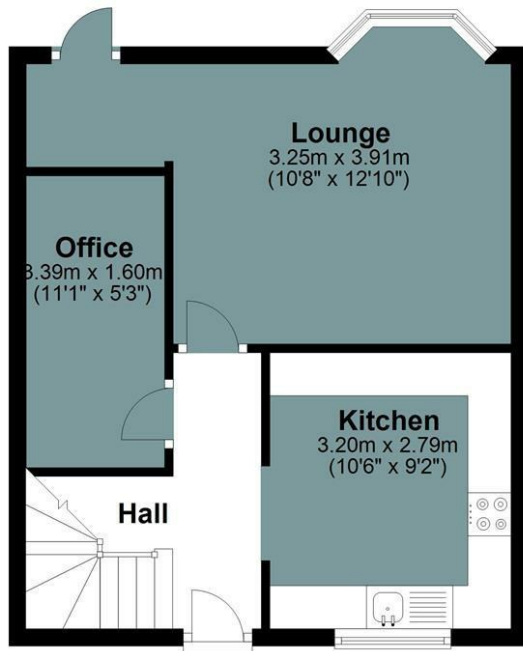
This home benefits from a great location and modernised key living spaces, while offering scope for improvement in the kitchen and bathroom. With so much potential, this is an excellent opportunity for first-time buyers or those looking to add value.

Contact Aspire Estate Agents today to arrange a viewing and explore the possibilities!



## Ground Floor

Approx. 37.0 sq. metres (398.2 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



Total area: approx. 75.8 sq. metres (816.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) 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			
(1-10) 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.