

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



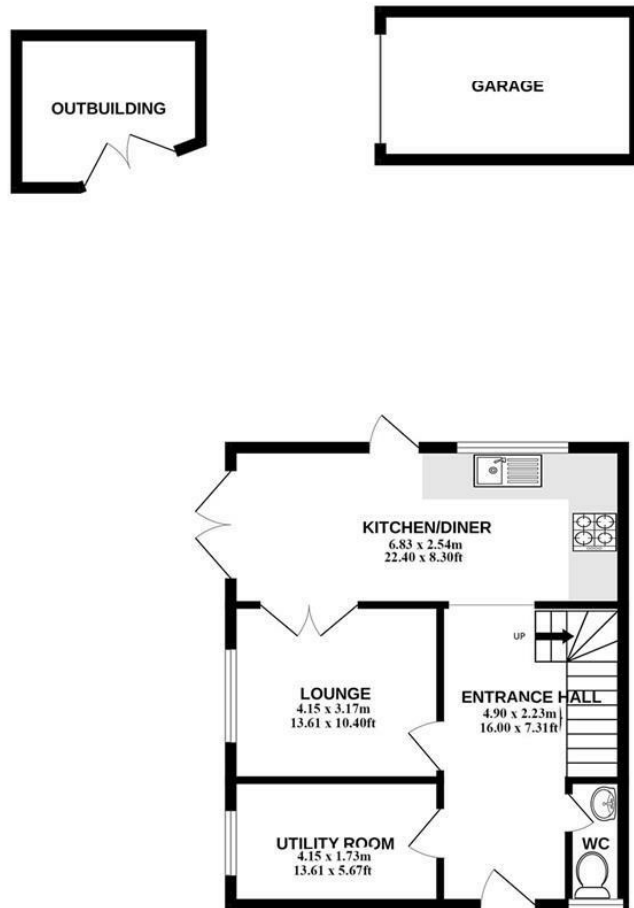
## **Long Gages, Basildon Guide price £425,000**

Aspire Estate Agents Basildon proudly presents this fully refurbished corner-terraced home in the highly sought-after Fryerns area. Boasting four generously sized bedrooms, a modern kitchen/diner, a separate lounge, a utility room, a ground-floor WC, and a double garage, this spacious property sits on a substantial corner plot with gated off-street parking for added security and convenience. Ideally located within walking distance of Basildon town center and local amenities, it is just 0.8 miles from Basildon train station, offering excellent transport links. Nearby schools include De La Salle School (Ofsted: Good, 0.1 miles), The Pioneer School (Ofsted: Outstanding, 0.3 miles), The Willows Primary School (Ofsted: Good, 0.3 miles), and Ghyllgrove Primary School (Ofsted: Good, 0.4 miles). This beautifully renovated home is perfect for families seeking modern living in a prime location—contact Aspire Estate Agents Basildon today to arrange a viewing! Guide Price £425,000 - £450,000

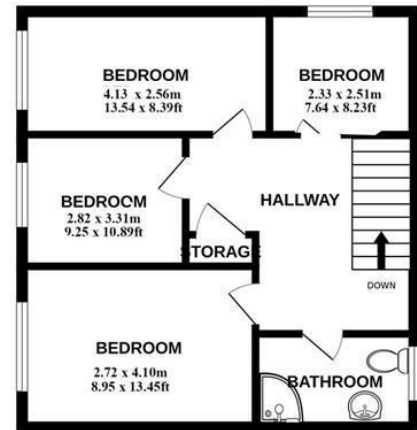




GROUND FLOOR

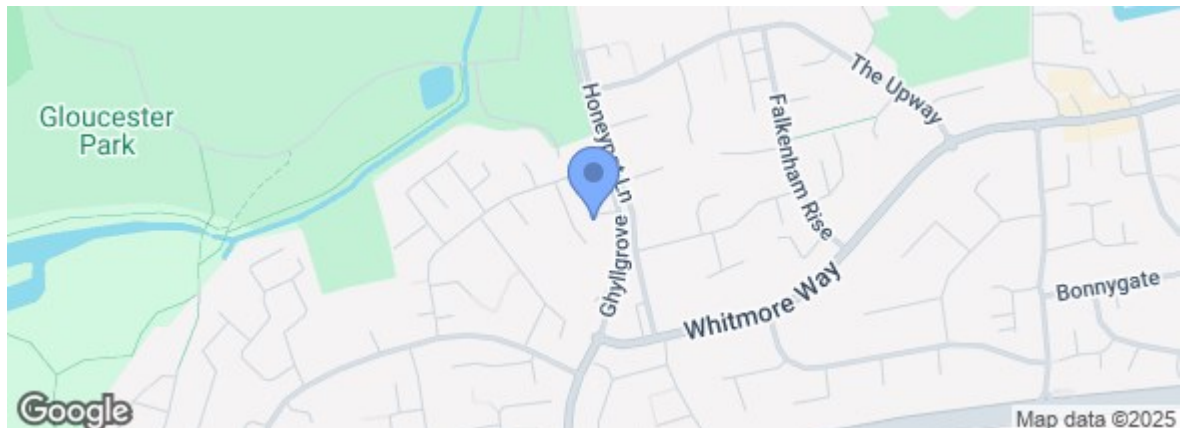


1ST FLOOR



**ASPIRE**  
ESTATE AGENTS  
**LONG GAGES**  
**BASILDON**  
x4 x2

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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