

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



## **Rundells Walk, Basildon Guide price £290,000**

Aspire Estate Agents Basildon are delighted to present this two-bedroom mid-terraced home located in the ever-popular Fryerns area.

The property offers well-proportioned accommodation, including a spacious lounge, a modern kitchen, a utility area, and an entrance hallway on the ground floor. Upstairs, you will find two generous bedrooms, a family bathroom, and a landing area. Guide Price £290,000 - £310,000

Externally, the home benefits from a rear garden mainly laid to lawn, providing a great outdoor space for relaxation. Additionally, the property includes off-road parking, adding extra convenience.

Situated in a sought-after location close to local amenities, schools, and transport links, this home is ideal for first-time buyers, small families, or investors.

This property is ideally located with excellent transport links. The nearest stations include Basildon Station (1.3 miles), Pitsea Station (1.6 miles), and Laindon Station (2.6 miles), providing easy access for commuters.

For families, there are several well-regarded schools within close proximity. Whitmore Primary School and Nursery (Ofsted: Good) is just 0.4 miles away, along with The Basildon Lower Academy (Ofsted: Requires Improvement), also just 0.4 miles from the property. Fairhouse Community Primary School (Ofsted: Good) is located 0.5 miles away, and Greensted Primary School & Nursery (Ofsted: Outstanding) is just 0.6 miles from the home.

This combination of convenient transport options and proximity to highly-rated schools makes this property a great choice for families and commuters alike.

Early viewings are highly recommended! Contact Aspire Estate Agents Basildon today to arrange a viewing.

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Entrance Hall – Welcoming entrance leading to the main living areas.

Lounge – 15'5" x 12'3" (4.70m x 3.73m) – A spacious and bright living area, perfect for relaxation and entertaining.

Kitchen – 10'3" x 9'1" (3.12m x 2.77m) – Well-equipped with ample worktop space and storage, ideal for home cooking.

Utility Area – 12'11" x 4'8" (3.94m x 1.42m) – A practical space for laundry and additional storage needs.

Bedroom One – 13'11" x 9'5" (4.24m x 2.87m) – Generous double bedroom with plenty of space for furniture.

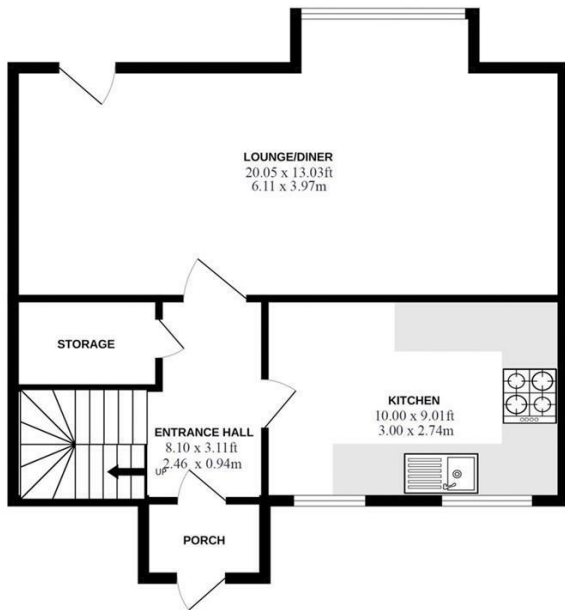
Bedroom Two – 10'9" x 10'7" (3.28m x 3.23m) – Another well-sized double bedroom, ideal for family or guests.

Bathroom – 7'8" x 5'9" (2.34m x 1.75m) – Modern suite with a bath, washbasin, and WC.

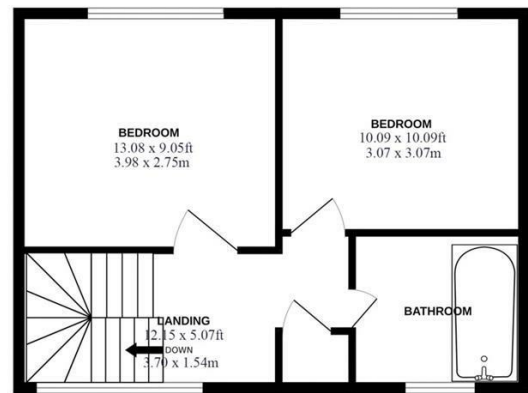
Rear Garden – A private outdoor space, perfect for relaxation or entertaining.

Viewings Advised – Don't miss the opportunity to see this fantastic home! Contact us today to arrange a viewing.

GROUND FLOOR



1ST FLOOR



**ASPIRE**  
ESTATE AGENTS  
RUNDELS WALK  
BASILDON  
x2 x1

Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>73</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



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