

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



Nicholl Road, Basildon Offers invited £375,000

Aspire Estate Agents Basildon are proud to present this chain free, three-bedroom semi-detached chalet bungalow, positioned on a generous plot and offering excellent extension potential (STPP).

Fully refurbished in 2018, the property has been tastefully modernised throughout. The upstairs features a spacious landing area leading to two well-proportioned bedrooms, both fitted with new carpets. The ground floor offers a versatile layout comprising a generous lounge, modern kitchen and bathroom, a conservatory, and a third bedroom, all finished with hard-wearing laminate flooring.

Despite already being a fantastic size, there is further scope to extend the property, subject to the usual planning permissions, making it a superb long-term investment for growing families.

Externally, the home benefits from a large rear garden, a private driveway, and a garage accessible from the rear of the property, providing plenty of off-street parking.

Located just a short drive from the A127 and with Laindon Station approximately 20 minutes' walk away, commuters will appreciate the direct C2C line to Central London. A range of local schools, shops, and amenities are also conveniently close by, making this property a perfect fit for a variety of buyers.

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Ground Floor

Approx. 56.8 sq. metres (611.9 sq. feet)



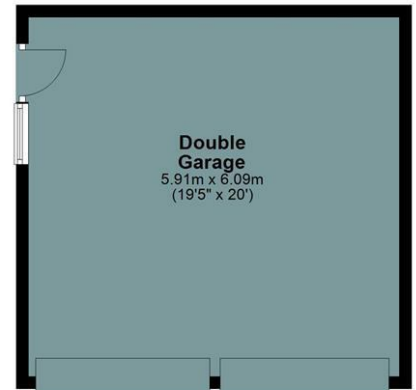
First Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



Outbuilding

Approx. 36.0 sq. metres (387.4 sq. feet)

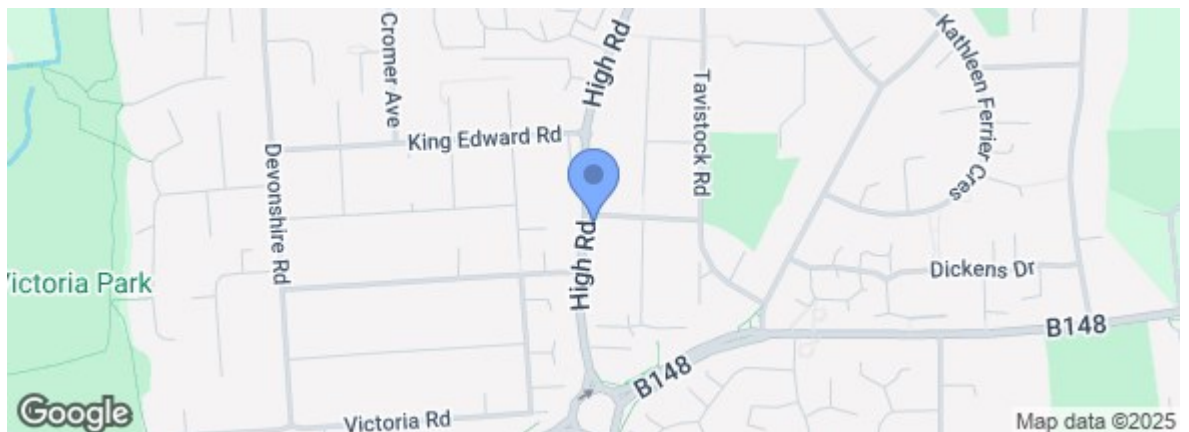


Total area: approx. 123.2 sq. metres (1326.1 sq. feet)

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.

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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 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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