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today on 01268 777400**



Merricks Lane, Basildon Offers invited £300,000

Aspire Estate Agents Basildon are proud to bring to the market this beautifully maintained three bedroom end-of-terrace family home, located in a quiet cul-de-sac just moments from Pitsea town centre and Pitsea C2C train station, offering a direct line to London Fenchurch Street.

Upon entering, you're greeted via a bright porch leading into the welcoming entrance hall. The home features a stunning open-plan kitchen/diner measuring 5.51m x 3.81m (18'1" x 12'6"), fitted with a range of base and eye-level units, integrated appliances, and generous worktop space. The kitchen flows beautifully into the living room (4.78m x 3.45m / 15'8" x 11'4") via stylish bi-fold doors, making it ideal for entertaining or modern family living.

The rear garden is approximately 10.67m (35 ft) and features a smartly finished patio and low-maintenance artificial lawn, with side access and a brick-built shed.

Entrance

Access via entrance door leading into:

Porch

Obscure double glazed windows to the front and side, laminate flooring, smooth ceiling with cornice coving. Further internal door to:

Entrance Hall

Stairs leading to the first floor with an understairs storage cupboard, laminate flooring, smooth ceiling with inset spotlights. Door to the living room and open-plan access to the kitchen/diner.

Kitchen / Diner

5.51m x 3.81m (18'1" x 12'6")

Double glazed window to the front aspect. Fitted with a range of base level units and drawers with work surfaces above, inset 1.5 bowl sink/drainage with mixer tap, integrated Beko oven, inset Neff hob with extractor hood above. Space and plumbing for appliances. Matching eye-level cupboards, feature radiator with guard, part tiled and part laminate flooring, complementary tiled splashbacks, smooth ceiling, and bi-fold doors leading to the living room.

Living Room

4.78m x 3.45m (15'8" x 11'4")

Double glazed sliding patio doors to the rear garden, radiator, laminate flooring, smooth ceiling with cornice coving, and internal sliding door.

First Floor Landing

Storage cupboard and doors to:

Bedroom One

4.78m x 2.79m (15'8" x 9'2")

Double glazed window to the front, radiator, laminate flooring, textured ceiling.

Bedroom Two

4.52m x 2.46m (14'10" x 8'1")

Double glazed window to the rear, fitted wardrobes, radiator, carpeted flooring, textured ceiling with cornice coving.

Bedroom Three

2.67m x 2.26m (8'9" x 7'5")

Double glazed window to the rear, radiator, carpeted flooring, textured ceiling.

Family Bathroom / WC

2.01m x 1.70m (6'7" x 5'7")

Double glazed skylight. Modern suite comprising:

P-shaped panelled bath with mixer tap, rainfall showerhead over and separate handheld attachment, floating vanity wash basin with mixer tap and cupboard below, integrated WC with push flush, heated chrome towel rail, tiled flooring and walls, smooth ceiling with inset spotlights, extractor fan.

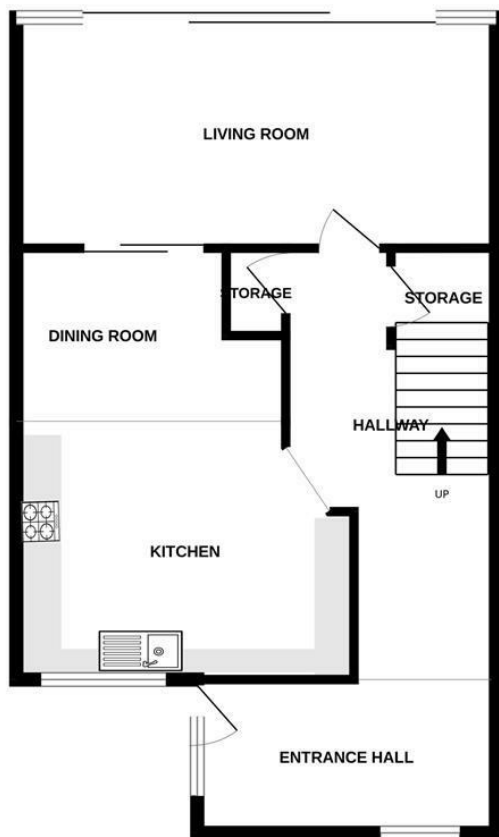
Rear Garden

Approximately 10.67m (35 ft) in length. Commences with a patio area, the remainder laid with artificial lawn, brick-built shed, and rear access.

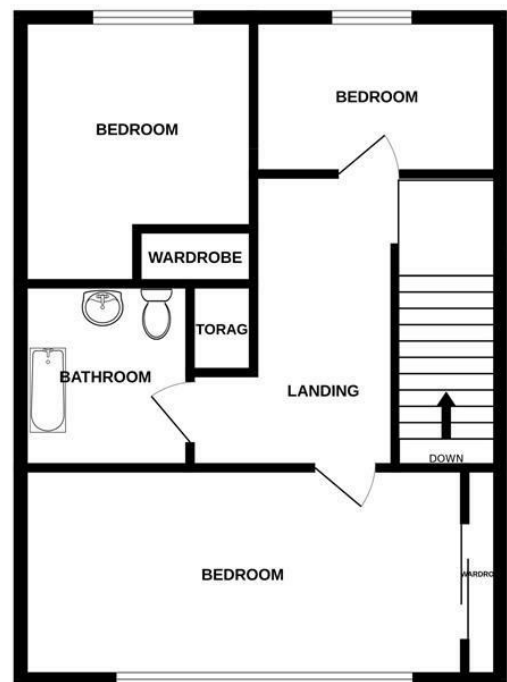
Front of Property

Steps leading to the entrance, own driveway providing off-street parking.

GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.



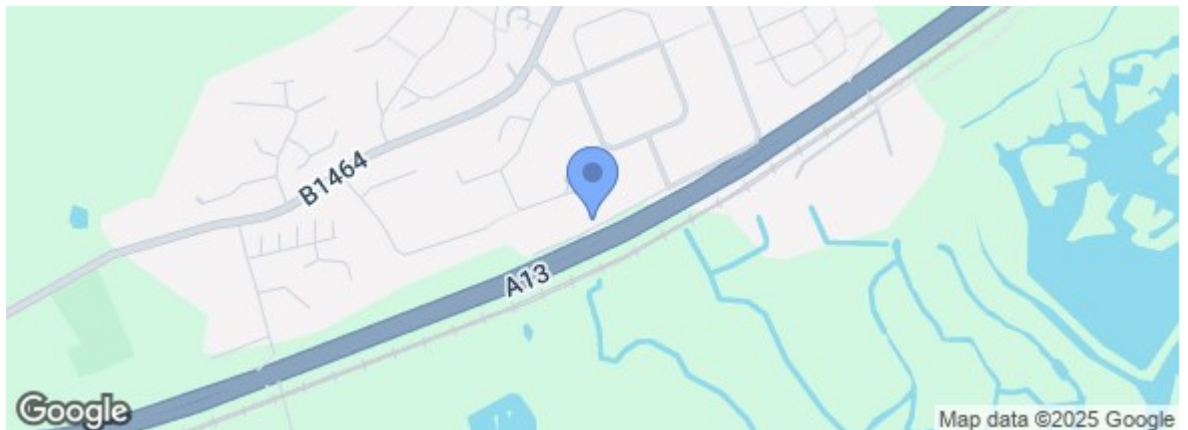
1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

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 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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