

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



Byfletts, Basildon Guide price £375,000

Aspire Estate Agents are pleased to present this generously sized three-bedroom terraced home, perfectly positioned on the ever-popular Byfletts. This well-proportioned property is competitively priced and offers an excellent opportunity for buyers looking to create their ideal home. Whether you're a first-time buyer, upsizing, or searching for a smart investment, this property is packed with potential -

Inside, the home features a spacious lounge, a well-sized kitchen/diner, and three good-sized bedrooms, providing ample room for families or those who need additional space to work from home. The rear garden offers a great outdoor space for entertaining, relaxing, or further landscaping, while the front provides an attractive approach to the property.

The location is superb—within easy walking distance of reputable schools, local shops, and regular bus routes. A wide range of local amenities are just moments away, ensuring convenience on your doorstep.

This is a fantastic opportunity not to be missed—contact Aspire Estate Agents today to arrange your viewing.

www.aspireestateagents.co.uk

Downstairs
Kitchen

3.16m x 2.77m (10'4" x 9'1")

Hallway

3.87m x 3.04m (12'8" x 10'0")

Living Room

5.89m x 3.57m (19'4" x 11'8")

Lounge / Diner

2.53m x 3.58m (8'3" x 11'9")

Upstairs
Bathroom

2.88m x 1.84m (9'5" x 6'0")

Bedroom 1

4.10m x 3.36m (13'5" x 11'0")

Bedroom 2

2.75m x 2.54m (9'0" x 8'4")

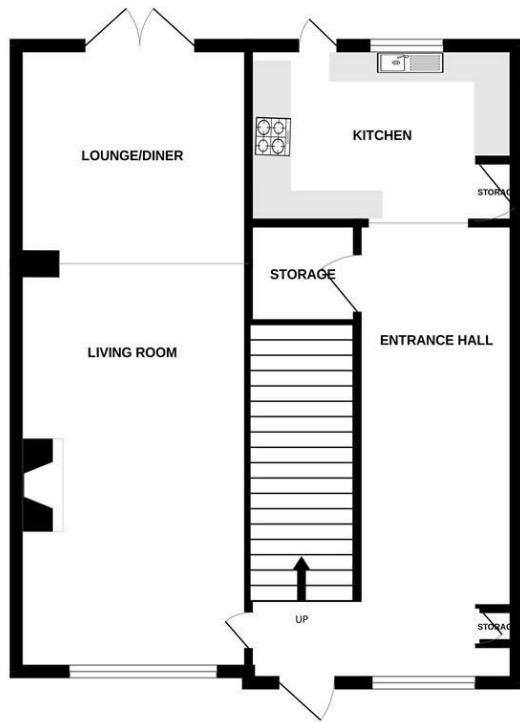
Bedroom 3

4.04m x 2.65m (13'3" x 8'8")

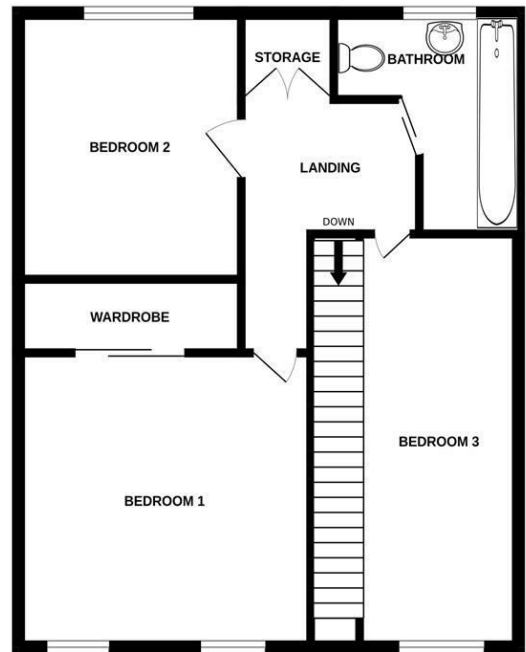
Landing

2.54m x 1.65m (8'4" x 5'5")

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



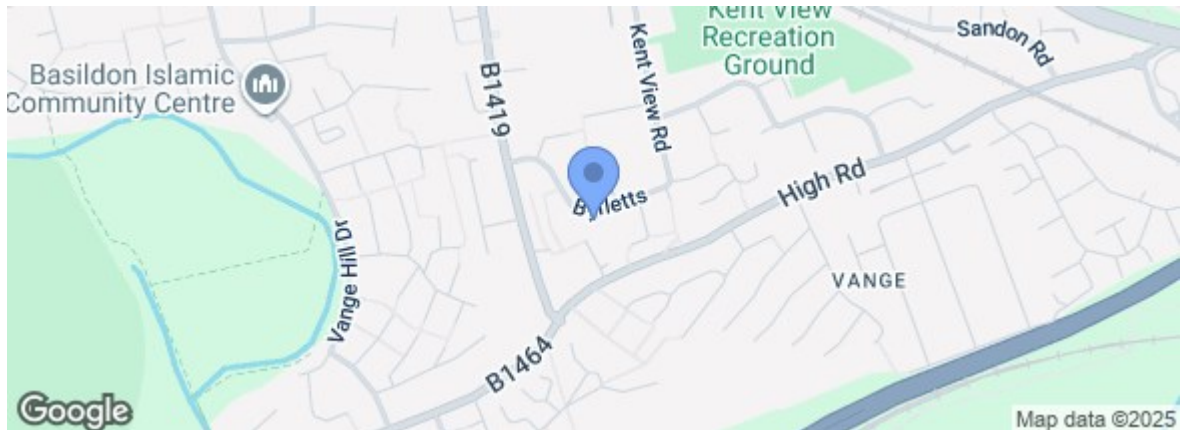
1ST FLOOR
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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	
Very energy efficient - lower running costs	Current Potential
(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	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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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