

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



Malyons Place, Basildon Guide price £260,000

Aspire Estate Agents are pleased to present this well-maintained two-bedroom end-of-terrace home, offering comfortable and practical living in a popular Basildon location.

This charming freehold property is ideal for first-time buyers, couples, or small families. Internally, it features two well-proportioned bedrooms, a modern family bathroom, and a spacious open-plan lounge/diner—perfect for both everyday living and entertaining. A fitted kitchen and a convenient downstairs WC complete the ground floor layout.

The property benefits from communal parking, making vehicle access stress-free, while the low-maintenance front and rear gardens offer outdoor space for relaxing or gardening.

Upstairs, both bedrooms are generously sized, and a separate WC adds extra convenience. The home is located in a sought-after residential area within catchment of Briscoe Primary School and The Appleton School, with Northlands Park nearby for outdoor recreation. Transport links are excellent, with easy access to the A127, A13, and Pitsea Station, providing a direct line to London Fenchurch Street in under an hour.

Hallway: 9'4 x 7'2 (2.84m x 2.18m)

Kitchen: 11'3 x 11'2 (3.43m x 3.40m)

Lounge/Diner: 9'5 x 15'3 (2.87m x 4.65m)

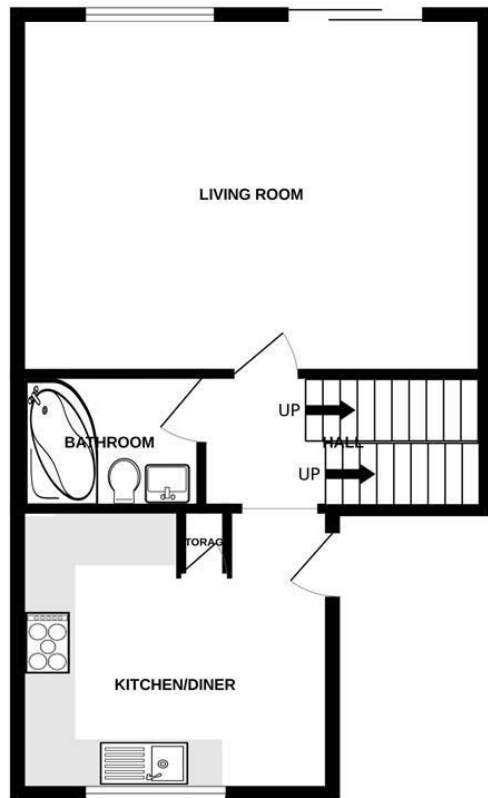
Bathroom: 7'11 x 5'4 (2.41m x 1.63m)

Bedroom One: 9'5 x 15'3 (2.87m x 4.65m)

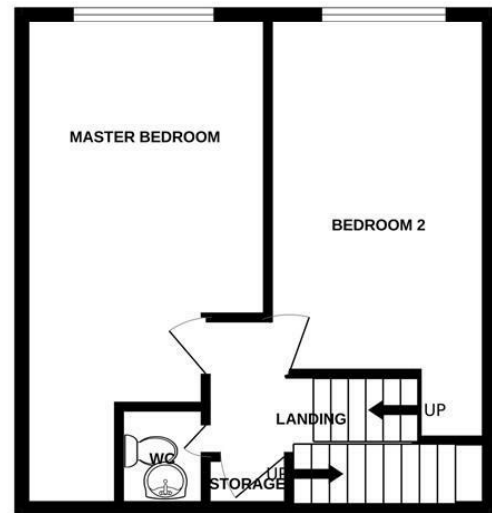
Bedroom Two: 15'2 x 8'8 (4.62m x 2.64m)

W/C: 4'6 x 4'5 (1.37m x 1.35m)

GROUND FLOOR

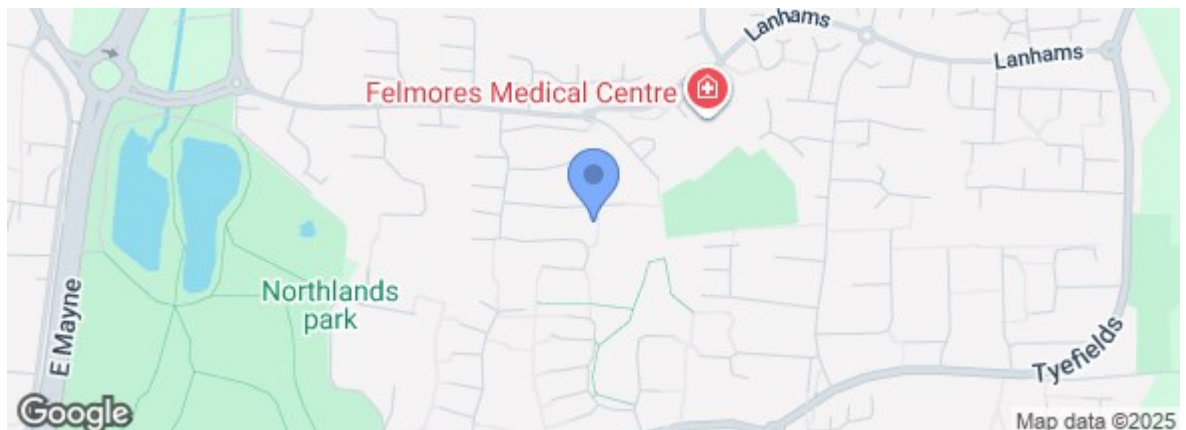


1ST FLOOR



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		84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) 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			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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