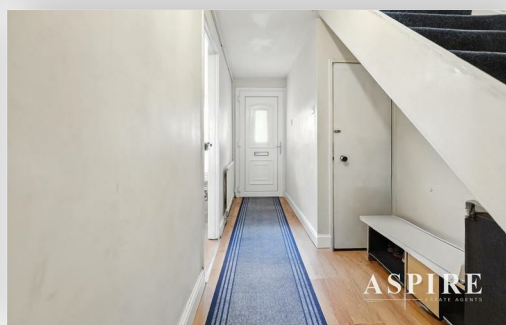


*To arrange a viewing contact us
today on 01268 777400*



Long Riding, Basildon Offers over £270,000

NO ONWARD CHAIN

Aspire Estate Agents Basildon are delighted to present to the market this spacious and well-located three-bedroom townhouse, offered with no onward chain and situated within walking distance of Basildon Town Centre and the C2C mainline train station, providing direct links into London.

This well-proportioned family home offers excellent potential, including the opportunity to extend (subject to planning permission).

The ground floor features a large kitchen/diner, a utility room, and access to the generously sized rear garden — ideal for families or entertaining. The first floor comprises a bright and spacious lounge with Juliet balcony, a single bedroom, and a separate bathroom and WC. On the second floor, you'll find two double bedrooms, perfect for growing families or those needing home office space.

Externally, the property benefits from off-street parking for two vehicles and a good-sized garden with further scope to develop.

Conveniently located close to schools, shops, and local amenities, this property is an excellent opportunity for buyers looking to put their own stamp on a home in a prime location.

www.aspireestateagents.co.uk

Kitchen/Diner: 25'3" x 8'3" (7.70m x 2.52m)

Lounge: 14'7" x 13'9" (4.44m x 4.20m)

Bedroom 2: 14'7" x 8'2" (4.45m x 2.48m)

Bedroom 1: 11'5" x 10'2" (3.47m x 3.11m)

Bedroom 3: 10'5" x 6'0" (3.18m x 1.84m)

Hall: 15'2" x 3'0" (4.62m x 0.91m)

Landing: 7'10" x 4'9" (2.39m x 1.44m)

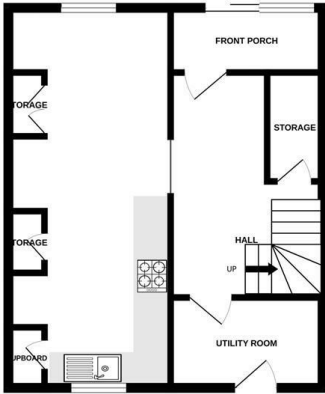
Utility Room: 5'8" x 5'0" (1.72m x 1.52m)

Bathroom: 5'0" x 4'11" (1.52m x 1.49m)

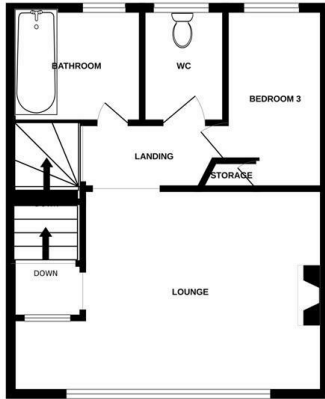
Front Porch: 5'2" x 3'1" (1.57m x 0.94m)

WC: 5'2" x 2'2" (1.57m x 0.67m)

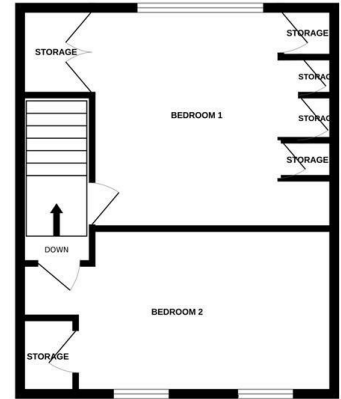
GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



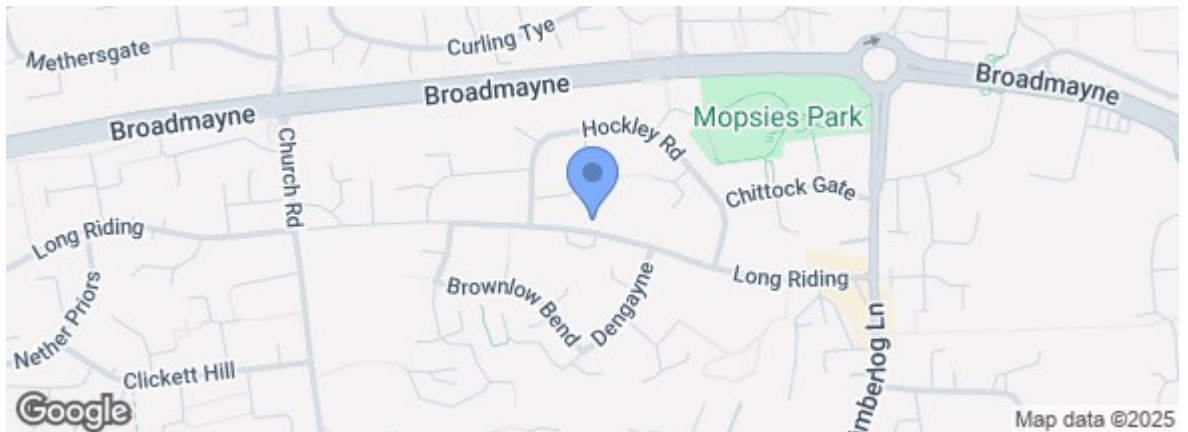
2ND FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 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	82
(81-91) B	
(69-80) C	63
(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	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.