

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



Daltons Fen, Pitsea, Basildon, Essex, Guide price £260,000

Aspire Estate Agents Basildon are delighted to bring to market this well-located two-bedroom mid-terrace home, offering off-street parking and excellent transport connections.

Positioned in a popular residential area of Pitsea, this well-maintained property is ideal for first-time buyers, small families, or investors. The home benefits from off-street parking for two vehicles and is within walking distance of local schools, Tesco's Parade, Felmores shops, and major bus routes—making everyday living convenient and accessible.

Commuters will appreciate the home's proximity to Pitsea Railway Station, just 0.9 miles away, offering direct services into London Fenchurch Street via the reliable C2C line. For those who travel by car, the A127 and A13 are just a short drive in either direction, providing excellent road links to surrounding areas.

Outside, the property boasts a south-facing rear garden, perfect for enjoying the sun. The garden is low-maintenance and includes rear gate access, adding further practicality.

Entrance Hallway

Kitchen/Breakfast Room: 15'5 x 10'5 (4.70m x 3.18m)

Lounge/Dining Room: 19'0 x 10'5 (5.80m x 3.18m)

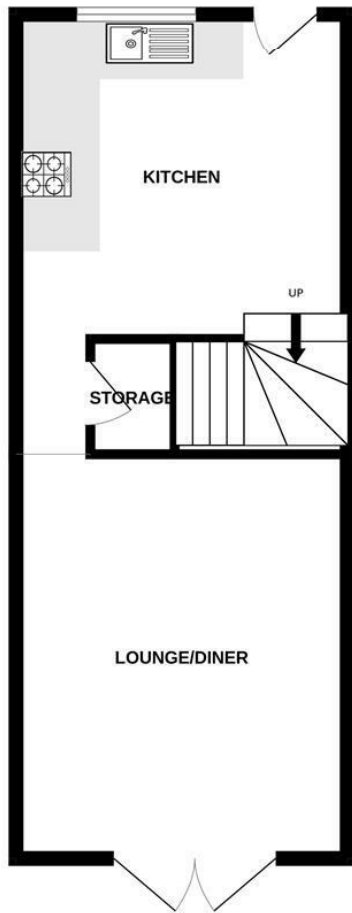
Landing

Bedroom 1: 10'5 x 8'6 (3.18m x 2.59m)

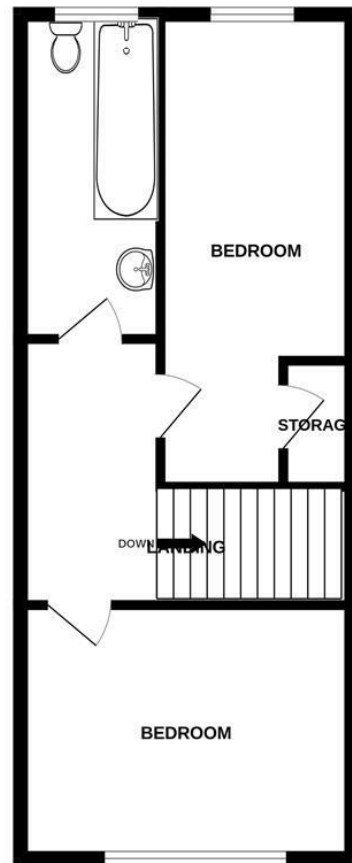
Bedroom 2: 12'1 x 5'6 (3.69m x 1.68m)

Bathroom

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



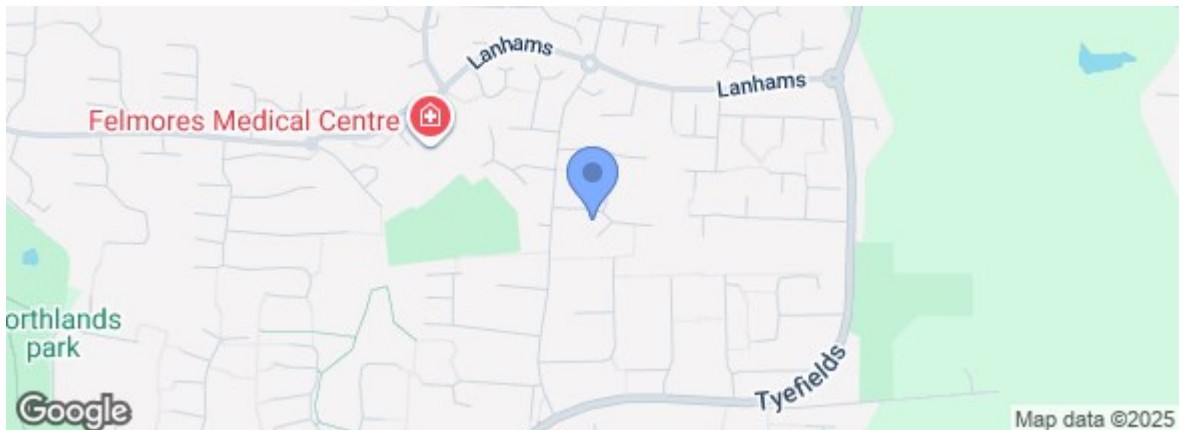
1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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	89
(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	66
(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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