

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



Walthams Place, Basildon Guide price £300,000

Guide price £300,000-£325,000

Aspire Estate Agents Basildon are delighted to bring to the market this well-maintained two-bedroom mid-terraced home in SS13 – an ideal purchase for first-time buyers or investors, offering spacious interiors, a private garden, and a highly convenient location.

Situated just 1.1 miles from Pitsea Station and within walking distance to Northlands Infant School and Nursery (0.4 miles), this home is perfectly placed for both commuting and leisure. The property offers 702 sq ft (65.22 sq m) of living space and has been well cared for, creating a warm and welcoming environment ready to move into or let out immediately.

Upon entry, you're greeted by a generous lounge that leads into a separate, well-equipped kitchen offering excellent storage and practicality. A separate WC and bathroom adds to the functional layout of the home, providing flexibility for busy households.

Upstairs, the property features two well-proportioned bedrooms, offering comfortable accommodation for couples, young families, or professionals.

To the rear, a North East facing garden provides a quiet outdoor space ideal for enjoying morning sun, gardening, or entertaining. Residents also benefit from communal parking, making day-to-day life easier.

Entrance hall:

Lounge – 16'9" x 17'1" (5.10m x 5.20m)

Kitchen – 7'10" x 7'3" (2.40m x 2.20m)

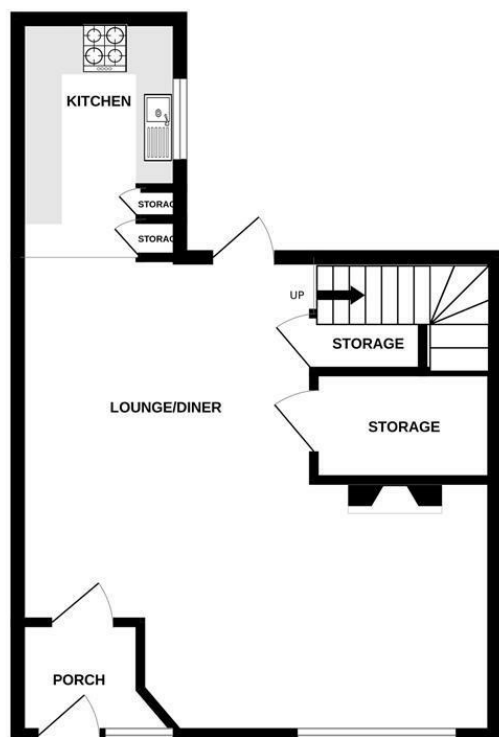
Bedroom 1 – 13'5" x 8'6" (4.10m x 2.60m)

Bedroom 2 – 7'7" x 7'10" (2.30m x 2.40m)

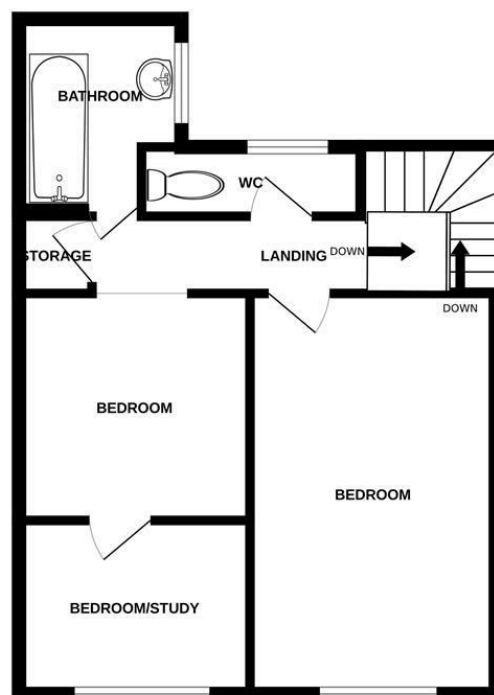
Bedroom 2 – 7'3" x 7'10" (2.20m x 2.40m)

Bathroom

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



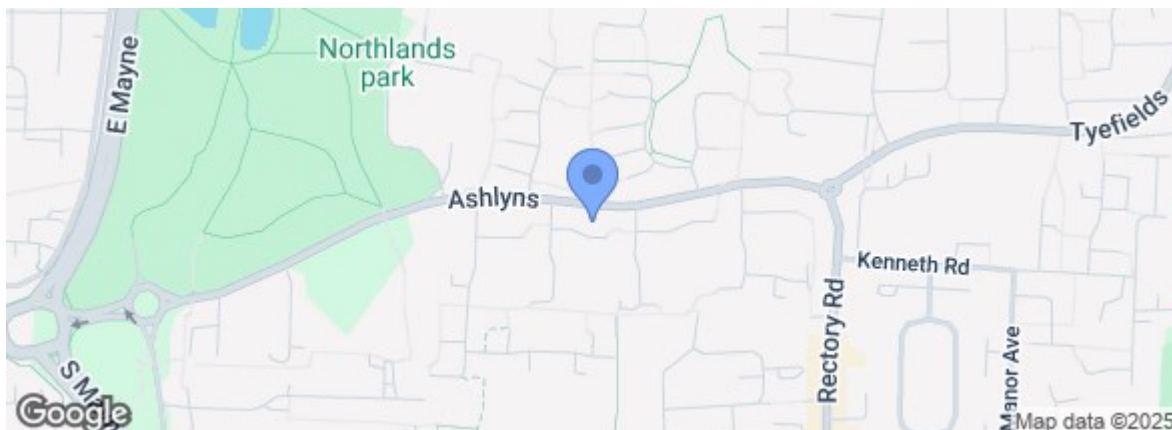
1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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	
(55-68) D	54
(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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