

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



Clayburn Side, Basildon Guide price £300,000

Aspire Estate Agents Basildon are delighted to offer for sale this well-presented two-bedroom mid-terraced home, ideally situated in a sought-after residential area within easy reach of Basildon Railway Station, approximately 0.8–1 mile away (15–20 minutes on foot), providing direct C2C line services to London Fenchurch Street and Southend.

The property features a welcoming entrance hall, a spacious living room with rear garden access, a modern fitted kitchen/diner, and a convenient utility area. On the first floor, there are two well-proportioned bedrooms and a family bathroom. Externally, the home benefits from a private rear garden with patio and lawned areas—ideal for relaxing or entertaining—and communal parking nearby.

Perfect for first-time buyers, small families, or investors, this property offers comfort and convenience with excellent transport links and nearby amenities.

Families will appreciate the close proximity to several well-regarded local schools, including Fairhouse Community Primary School (approx. 0.2 miles), St Anne Line Catholic Infant School (approx. 0.5 miles), and The Basildon Lower Academy (approx. 0.6 miles), all within walking distance.

Entrance Hall

Living Room

16' x 13' (4.88m x 3.96m)

Kitchen/Diner

11' x 11' (3.35m x 3.35m)

Utility Room

6' x 4'1 (1.83m x 1.24m)

First Floor Landing

Bedroom One

12' x 10' (3.66m x 3.05m)

Bedroom Two

13' x 9' (3.96m x 2.74m)

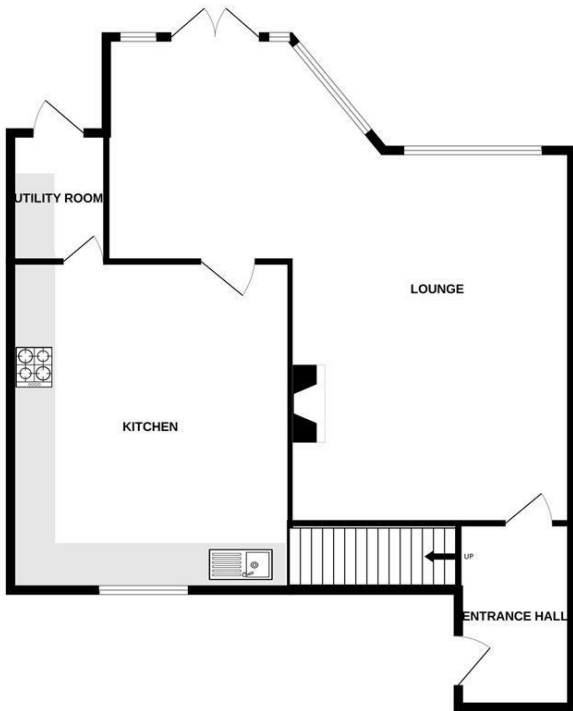
Family Bathroom/WC

6'1 x 5'11 (1.85m x 1.80m)

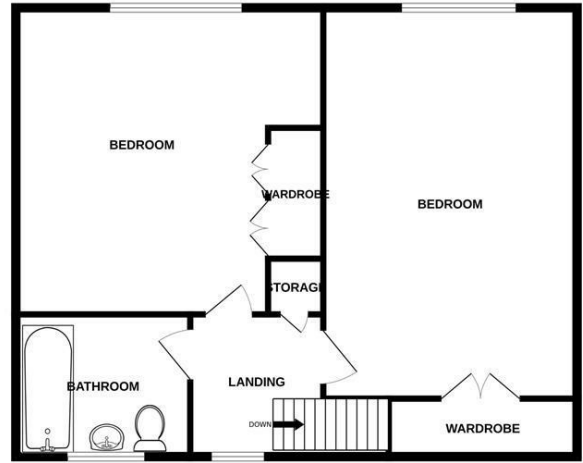
Garden

47' x 22' (14.33m x 6.71m)

GROUND FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



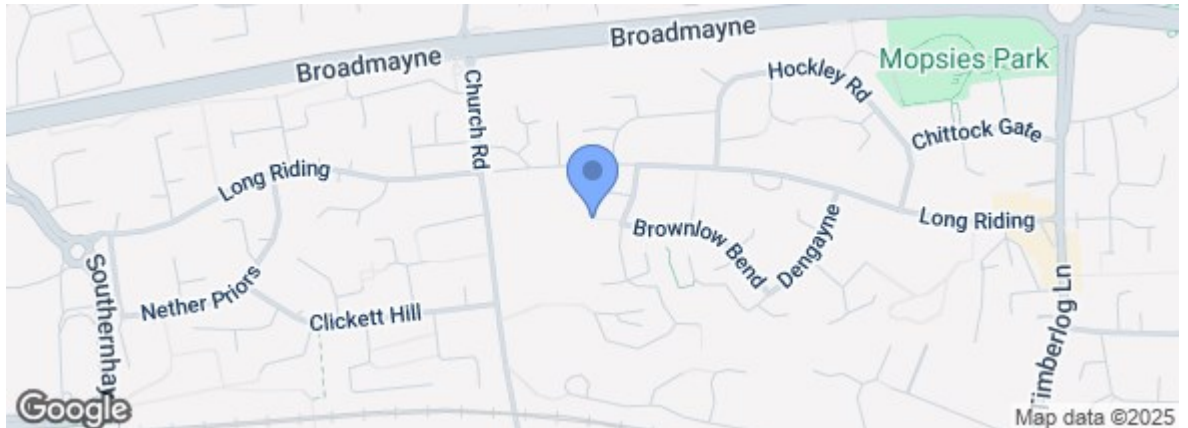
1ST FLOOR
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 2132 sq.ft. (198.0 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			87
(81-91) B			
(69-80) C		73	
(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		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			
(1-20) 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.