

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



## Beeston Courts, Basildon Guide price £290,000

\*\*\*GUIDE PRICE OF £290,000-£300,000\*\*\*

Aspire Estate Agents Basildon are pleased to present this three-bedroom mid-terrace home offering practical and comfortable living in Beeston Courts. The property features a well-arranged kitchen and a separate dining area, providing ample space for everyday living and entertaining.

With freehold status and no onward chain, this home is ideal for buyers seeking a smooth and speedy purchase.

Perfectly positioned just 0.3 miles from Laindon Train Station, it's a superb choice for commuters, with direct services to Fenchurch Street in approximately 35 minutes. You'll also benefit from easy access to central Basildon, local amenities, and excellent transport links.

The area is well-served by reputable schools, parks, and a nearby basketball court—great for kids and outdoor activities. Residents can also take advantage of communal parking, adding convenience to everyday living.

Additional features include a downstairs WC and three well-proportioned bedrooms, offering flexibility for families, home working, or guest accommodation.

With its strong location, good transport links, and rental appeal, this property also represents an excellent opportunity for investors.

This is a well-positioned home with plenty to offer. Early viewing is highly recommended.

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Entrance Hall

Downstairs Cloakroom

7'9" x 2'10" (2.38m x 0.88m)

Lounge

11'9" x 14'9" (3.60m x 4.51m)

Dining Room

8'10" x 8'8" (2.70m x 2.65m)

Kitchen

5'9" x 15'7" (1.76m x 4.75m)

Bedroom One

15'6" x 8'0" (4.74m x 2.45m)

Bathroom

5'7" x 8'6" (1.72m x 2.61m)

Bedroom Three

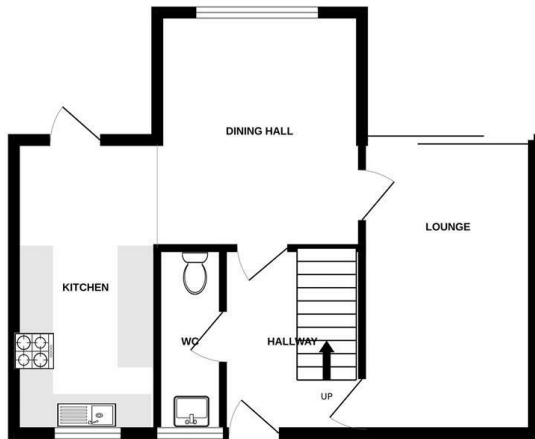
8'10" x 11'7" (2.70m x 3.54m)

Bedroom Two

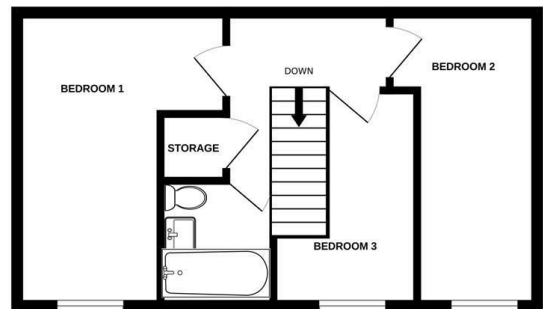
7'11" x 14'10" (2.43m x 4.53m)

Garden

GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq.ft. (76.3 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                                                     | 83                |
| (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 <sub>2</sub> ) Rating                  |                   |
|                                                                 | Current Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                   |
| (92 plus) A                                                     | 65                |
| (81-91) B                                                       |                   |
| (69-80) C                                                       |                   |
| (55-68) D                                                       |                   |
| (39-54) E                                                       |                   |
| (21-38) F                                                       |                   |
| (1-10) G                                                        |                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                   |
| England & Wales EU Directive 2002/91/EC                         |                   |



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