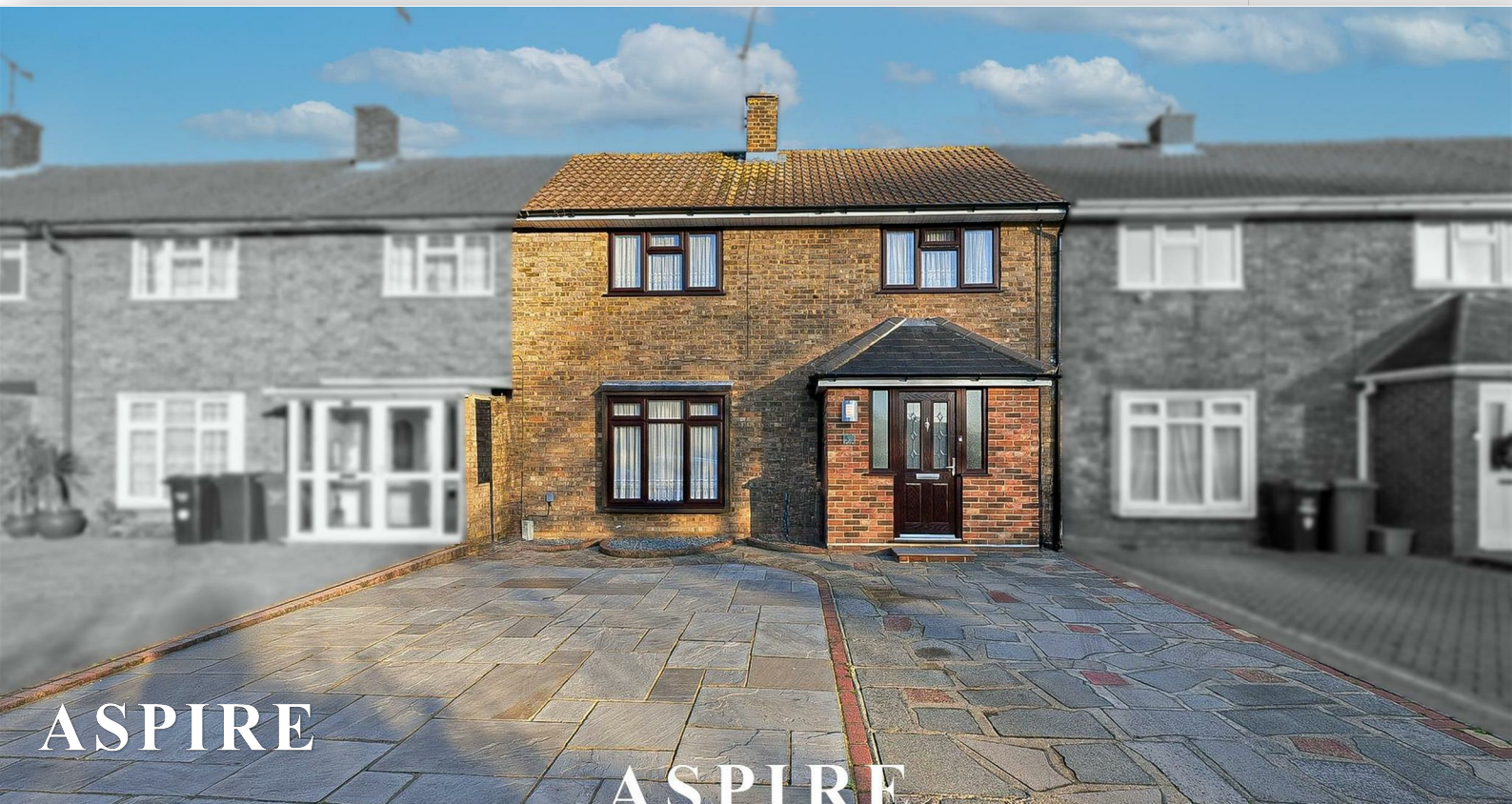


***To arrange a viewing contact us
today on 01268 777400***



Great Spenders, Basildon Guide price £375,000

Aspire Estate Agents Basildon & Thurrock are delighted to present this extremely well presented three bedroom mid-terraced home is nestled within Great Spenders, a quiet and welcoming road in the heart of Fryerns, just off the ever-popular Whitmore Way. Its position places you within easy reach of a wide range of local amenities, well regarded primary and secondary schools, and convenient bus routes offering direct access into Basildon town centre, making it an ideal setting for families and commuters alike.

Stepping inside, the ground floor begins with a porch before leading into a spacious lounge. This main living area is beautifully enhanced by a feature fireplace, giving the room a warm and cosy feel. The adjoining kitchen is well laid out, offering plenty of storage and workspace, ideal for everyday cooking and family meals.

Upstairs, the first floor hosts three generously sized bedrooms, each offering comfortable proportions and versatility. The shower room has been finished to a high standard, boasting a modern design, and is complemented by a separate W/C for added convenience.

Externally, the rear garden is a real highlight. Lovingly maintained, it provides an attractive and peaceful outdoor space with a feature pond adding charm and character. To the front, the property benefits from off-street parking, making day-to-day living that little bit easier.

This is a lovely home that stands out not only for its presentation but also for its fantastic location and thoughtful layout.

£375,000 - £400,000 Guide Price.

Porch

8.2 x 3.3 > 6.4

Entrance Hall

10.7 x 4.6 > 6.4

Lounge

19,4 x 10,7 > 13,8

Kitchen

17'7" x 10'2" (5.36m x 3.1m)

Bedroom One

13'7" x 9'9" (4.14m x 2.97m)

Bedroom Two

11'8" x 9'9" (3.56m x 2.97m)

Bedroom Three

10'5" x 7'4" (3.18m x 2.24m)

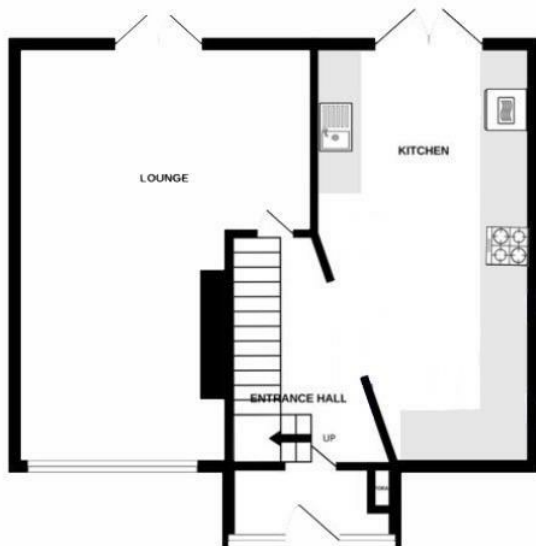
Shower Room

8'0" x 5'3" (2.44m x 1.6m)

Separate WC

2'7" x 4'9" (0.79m x 1.45m)

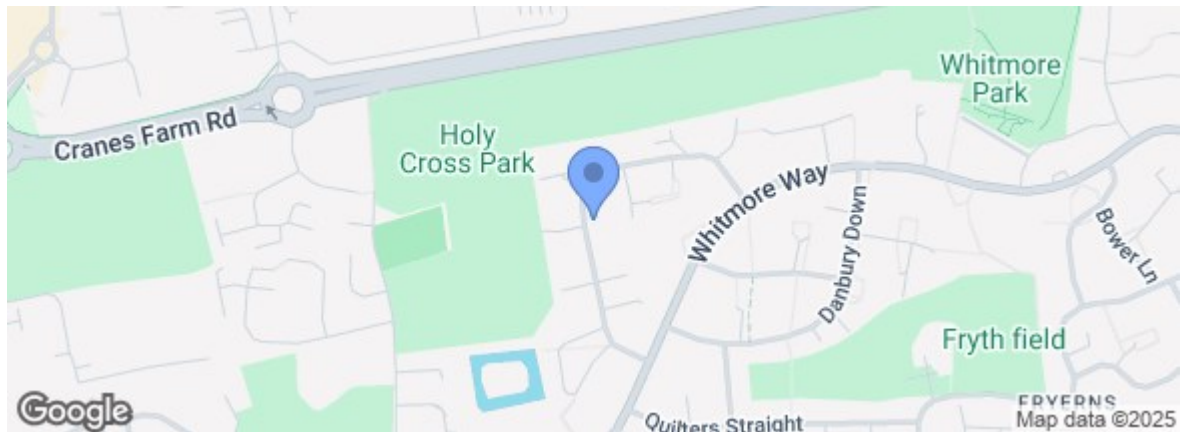
GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	80
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.