



# FOR SALE

## Fraser Close, Basildon SS15 6SU

Guide Price £320,000   Freehold   Council Tax Band - C

753.47 sq ft

- Two Bedroom End Terraced House
- Open Plan Layout
- Artificial Grass For Easy Maintenance
- Can Be Easily Converted To A Three Bedroom Layout
- Single Garage Space
- Quiet Housing Estate
- Double Sized Bedrooms
- Integrated Kitchen Appliances
- Nearby To Nature Parks
- Close Access To A127

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

\*GUIDE PRICE £320,000 - £330,000\*

This delightful two bedroom home, benefiting from a single garage and off-street parking, ensures secure and hassle-free parking, a rare find in terraced properties.

The property is ideally located near nature parks, providing residents with tranquil green spaces for leisurely walks and outdoor activities just a short drive away. Additionally, its proximity to supermarkets adds to the convenience, making daily errands effortless.

Upon entering, you're greeted by a spacious lounge/dining area that boasts an open-plan design. Large windows allow natural light to flood the space, enhancing the welcoming atmosphere.

Step outside to the rear garden and enjoy the prospect of low-maintenance living. The garden is laid with artificial grass, eliminating the need for regular mowing and ensuring it remains lush and green throughout the year. This feature is particularly appealing for those with busy lifestyles.

This property is an excellent choice for first-time buyers or small families seeking a comfortable and manageable home.

### Measurements

Lounge/Diner

12'7 x 18'5 (3.85m x 5.62m)

Kitchen/Breakfast Room

12'3 x 9'10 (3.74m x 3.02m)

Bedroom 1

12'8 x 8'11 (3.87m x 2.72m)

Bedroom 2

10'0 x 12'7 (3.07m x 3.86m)

Bathroom

6'6 x 6'3 (1.99m x 1.93m)

### Ground Floor

Through the front door and porch area, you step into the open plan lounge/diner area, offering a versatile space to customise the area with furniture to suit your needs. The home proceeds through to the kitchen/breakfast area, with integrated oven, hob and sink. From the breakfast area, you step into the garden, with laid to lawn artificial grass and paved sections suitable for garden seating.

### First Floor

The first floor landing leads to the two double bedrooms and three piece suite bathroom comprising of bath with overhead shower, hand basin and low level W/C. Bedroom 1 to the front aspect of the property and bedroom 2 to the rear

aspect, overlooking the garden. There is a convenient storage cupboard for household belongings and loft access from the landing. The property has been converted into a two bedroom home, but could easily be converted back to a three bedroom design.

### Exterior

Being end of terrace, this property benefits from easy access to the garage and driveway spot for your vehicles. The front of the property has a paved walk way entrance to the front door and a decorated gravel area. The rear garden features paved areas and the rest you'll find artificial grass. There is a shed to remain, ideal for storing your belongings.

### Location

Located on a quiet estate and just a short drive to various amenities such as supermarkets and a shopping centre with a variety of retail offerings. This home is also close by to Langdon Nature Discovery Park, a wonderful place to visit for some fresh air and calming walks round the lake. Easy access to the A127.

### School Catchments

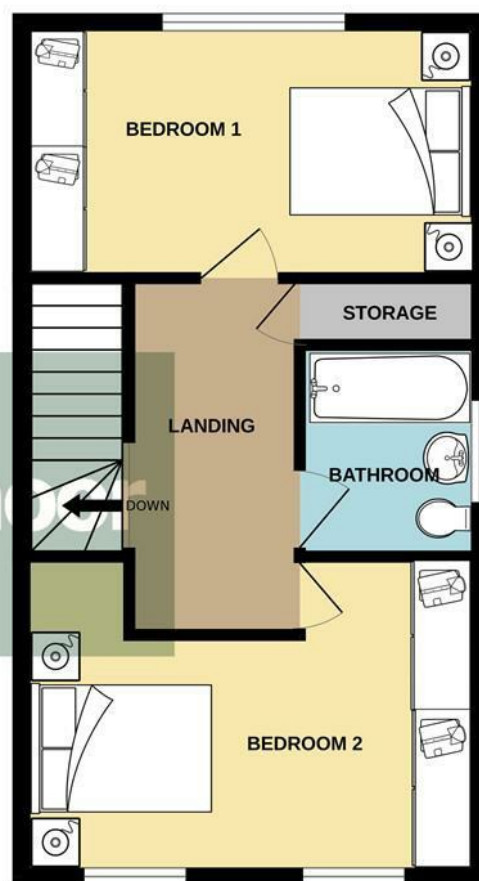
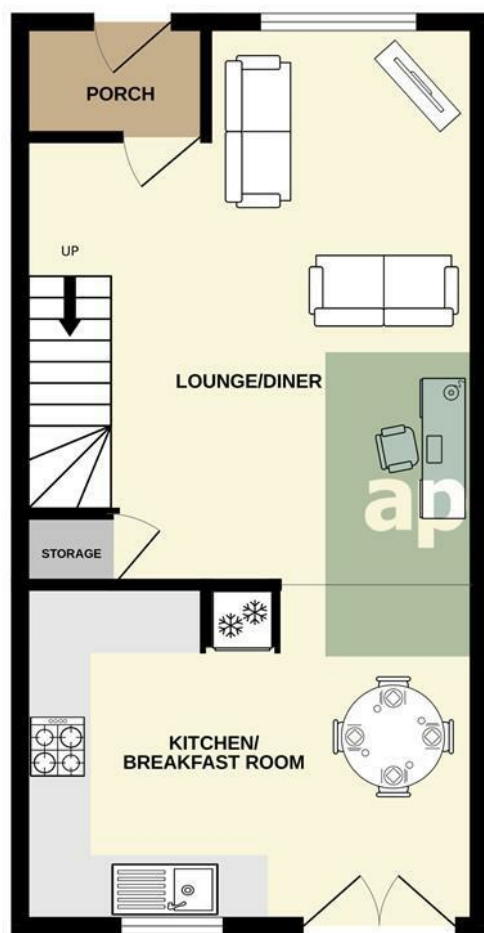
Merrylands Primary School

The James Hornsby School

The Basildon Academies







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.  
Made with Metropix ©2025



| 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                             | 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                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

# appointmoor

- [facebook.com/appointmoor](https://facebook.com/appointmoor)
- [Instagram.com/appointmoor\\_estate\\_agents](https://Instagram.com/appointmoor_estate_agents)
- [twitter.com/appointmoor](https://twitter.com/appointmoor)
- [linkedin.com/company/appointmoor](https://linkedin.com/company/appointmoor)

Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](https://appointmoor.co.uk)