



Bear Estate Agents are pleased to bring to the market, this large TWO bedroom terraced house which profits greatly for its 80' SOUTH FACING REAR GARDEN. Methersgate is a prime location in Basildon, within walking distance of local schools, local shops and only 1 mile away from Basildon Railway Station and the hugely popular Eastgate & Westgate shopping centres.

- 1 Mile to Basildon Town Centre & Railway Station
- Lounge (14'9 x 11'6 Max)
- Kitchen (9'8 x 8'9)
- Bedroom 2 (9'4 x 11'1)
- Ample Storage
- Entrance Hall
- Dining Room (7'9 x 8'4)
- Bedroom 1 (14'9 x 8'11)
- Three-Piece Bathroom Suite
- South Facing Rear Garden

## Methersgate

Basildon

**£300,000**

Guide Price





# Methersgate



Guide Price £300,000 - £315,000...

This home begins with an entrance hall which leads through to a large lounge with sliding doors into the rear garden. The dining room also overlooks the rear garden with a further door for access. Adjoined is the kitchen which offers an abundance of surface and cupboard space. Upstairs hosts TWO DOUBLE bedrooms and a three-piece bathroom suite. There is also ample storage throughout the property. The garden is 80ft approx. in length and SOUTH FACING maximising the intake of light throughout the day.

This property will not remain on the market for long so call us today to arrange your viewing!

Guide Price £300,000 - £315,000...

Council Tax Band: B  
£1670.13

**1 Mile to Basildon Town Centre & Railway Station**

**Entrance Hall**

**Lounge (14'9 x 11'6 Max)**

**Dining Room (7'9 x 8'4)**

**Kitchen (9'8 x 8'9)**

**Bedroom 1 (14'9 x 8'11)**

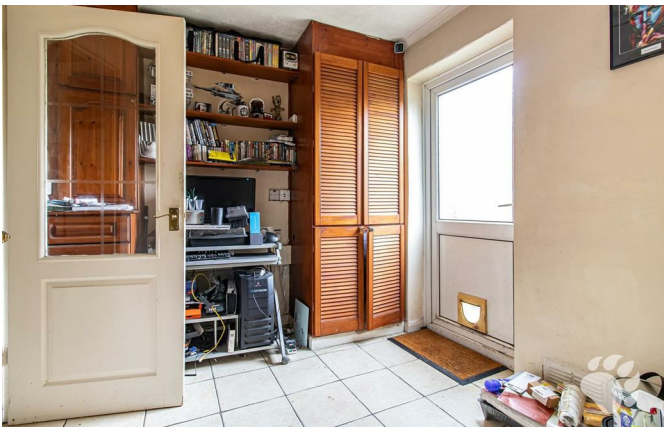
**Bedroom 2 (9'4 x 11'1)**

**Three-Piece Bathroom Suite**

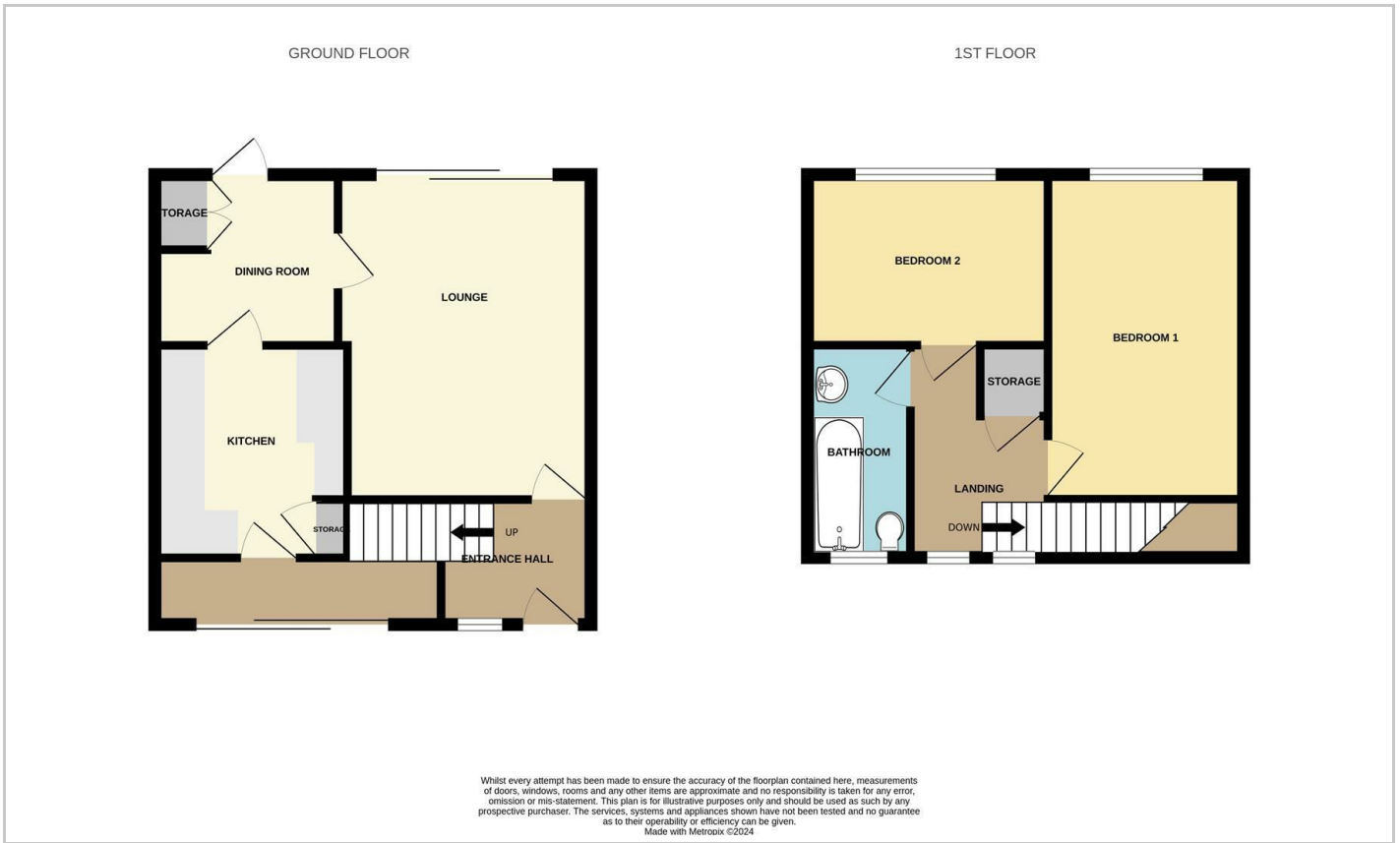
**Ample Storage**

**South Facing Rear Garden**

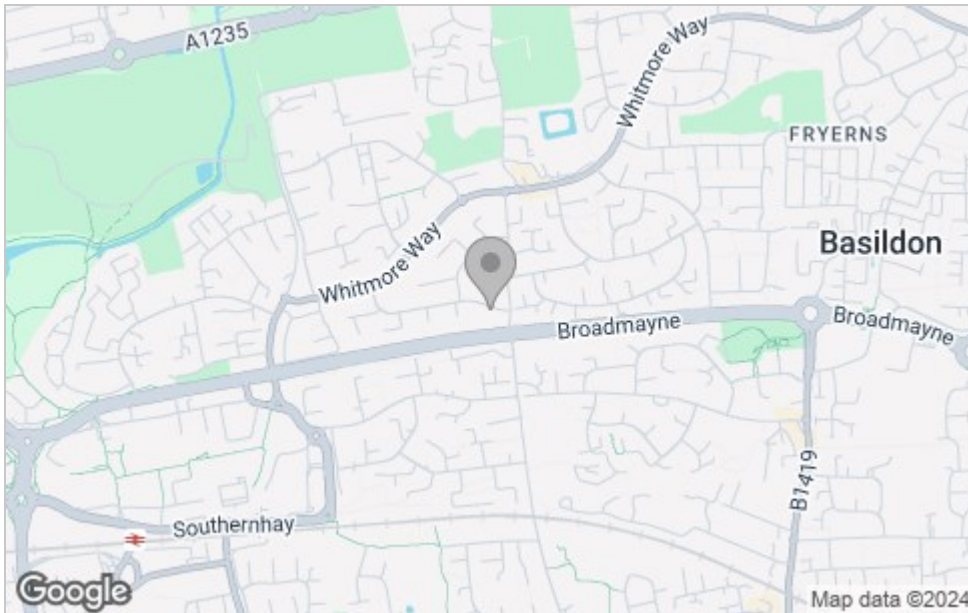




# Floor Plan



# Area Map



# Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	