



NO ONWARD CHAIN! GUIDE PRICE £425,000 - £450,000. Bear Estate Agents are proud to bring to the market this incredibly spacious THREE bedroom semi-detached house with huge potential! Rantree Fold is a highly sought after road in the heart of Lee Chapel South, within walking distance to Ofsted rated 'outstanding' schools, local shops (The Knares parade), popular bus routes, Eastgate and Westgate Shopping centres and Basildon Railway Station which provides access to London Fenchurch Street.

- NO ONWARD CHAIN!
- Highly Sought After Location
- Conservatory (9'3 x 13'9)
- Bedroom 1 (9'10 x 11'5)
- South Facing Rear Garden
- Huge Potential
- Lounge (12'0 x 22'11)
- Kitchen (8'0 x 10'10)
- Bedroom 2 (11'1 x 9'0)
- Huge Garage

Rantree Fold

Basildon

£425,000

Guide Price



Rantree Fold



This home is incredibly inviting upon approach, situated on the high side of the road in a commanding position. Once through the front door, you are greeted with an entrance hall which hosts the stairs and a large storage cupboard. Adjoining the entrance hall is a roomy kitchen that overlooks the front. It measures 10'10 in width and offers an abundance of cupboard and surface space, also benefitting from a side door from the driveway. Overlooking the rear of the property is a large lounge measuring 12'0 x 22'11 which has been extended on with a cosy conservatory. Upstairs hosts THREE DOUBLE BEDROOMS with two of them boasting built in wardrobes. There is also a three-piece bathroom suits, completing the internal layout.

There is a driveway for multiple vehicles leading up to a huge garage (much larger than standard). The garden is south facing and offers perfect potential for an extension to the rear and to the side!

Given the location, size and potential on offer, we do not expect this home to stay on the market for long. We hold a key for this home so call us today to arrange your viewing!

Freehold.
Council Tax Band C.
Amount £1908.72.

NO ONWARD CHAIN!

Huge Potential

Highly Sought After Location

Entrance Hall

Lounge (12'0 x 22'11)

Conservatory (9'3 x 13'9)

Kitchen (8'0 x 10'10)

Bedroom 1 (9'10 x 11'5)

Bedroom 2 (11'1 x 9'0)

Bedroom 3 (9'2 x 7'5)

Three-Piece Bathroom

Ample Storage

South Facing Rear Garden

Huge Garage

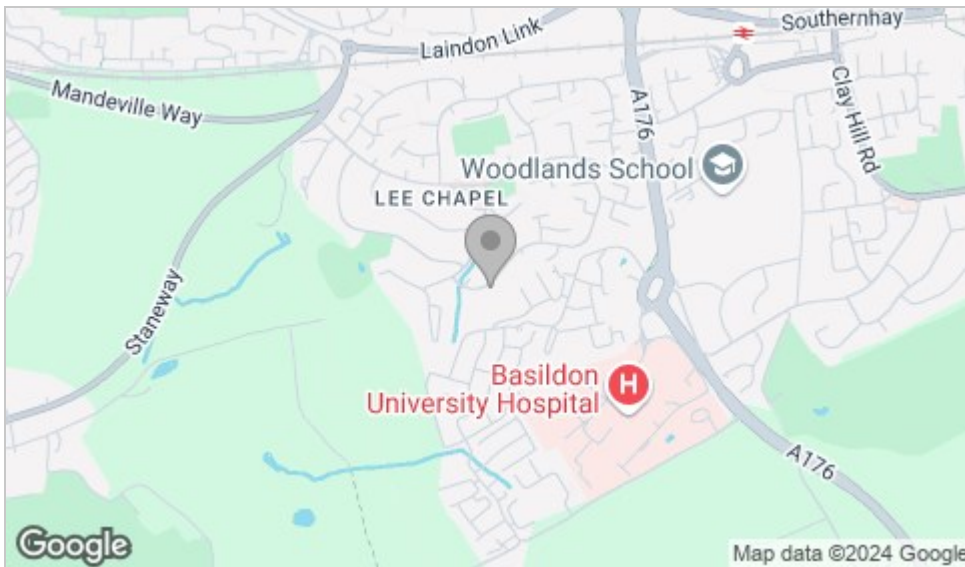
Driveway for Multiple Vehicles



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) 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 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		