



NO ONWARD CHAIN! GUIDE PRICE £375,000 - £400,000. Bear Estate Agents are excited to bring to the market this extended THREE bedroom end-terraced house with huge potential! Devonshire Road is a pleasant road located in the heart of Laindon, within walking distance of local shops, local schools and popular bus routes. The road is also only 0.9 miles away from Laindon Railway Station and a short drive to both A13 and A127, perfect for commuters!

- Sitting Room (17'4 x 12'0)
- Dining Room (9'2 x 9'8)
- Ground Floor WC
- Bedroom 2 (11'0 x 9'1)
- West Facing Rear Garden
- Lounge (18'11 x 11'10)
- Kitchen (9'8 x 8'11)
- Bedroom 1 (11'0 x 9'9)
- Bedroom 3 (7'7 x 8'10)
- Driveway to the Front

## Devonshire Road

Laindon

**£375,000**

Guide Price





# Devonshire Road



This home is inviting upon approach and once through the front door, you immediately understand the potential on offer. The front door opens into a large sitting room measuring 17'4 x 12'0, providing a spacious feel from the outset. Neighbouring this room and overlooking the front of the property is a huge lounge which has been extended on with a dining room with sliding doors into the rear garden. The kitchen is also part of the ground floor extension, overlooking the rear garden. A ground floor WC has also been added, completing this downstairs layout.

The first floor consist of three good sized bedrooms. Two of them are comfortable double bedrooms with bedroom 3 being a small double or large single room. There is also a three-piece shower room with walk in shower. Both the ground and first floor boast ample storage space.

The garden is a spacious and WEST FACING, seeing the sun throughout the afternoon! There is also a large driveway to the front, large enough for three or four vehicles.

We highly recommend visiting this property to understand how the layout can be chopped and changed to suit your needs. This versatile home will not remain for sale for long so call us today to organise your viewing!

Council Tax Band: C (£1908.72)

## **Fantastic Location**

**Sitting Room (17'4 x 12'0)**

**Lounge (18'11 x 11'10)**

**Dining Room (9'2 x 9'8)**

**Kitchen (9'8 x 8'11)**

**Ground Floor WC**

**Bedroom 1 (11'0 x 9'9)**

**with Fitted Wardrobes**

**Bedroom 2 (11'0 x 9'1)**

**Bedroom 3 (7'7 x 8'10)**

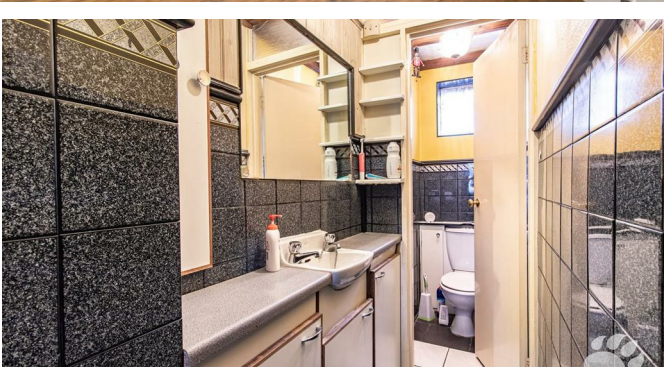
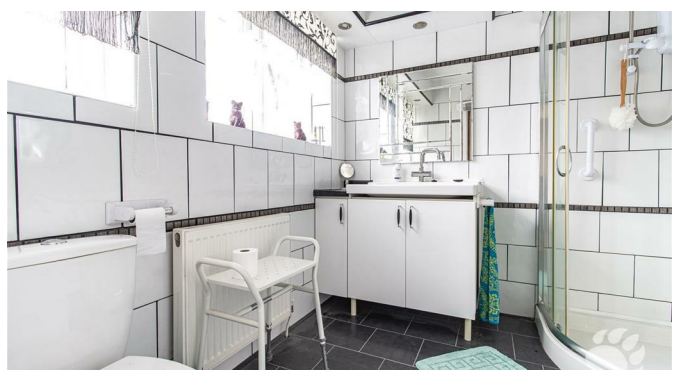
**Three-Piece Shower Room**

**Ample Storage Throughout**

**West Facing Rear Garden**

**Driveway to the Front**



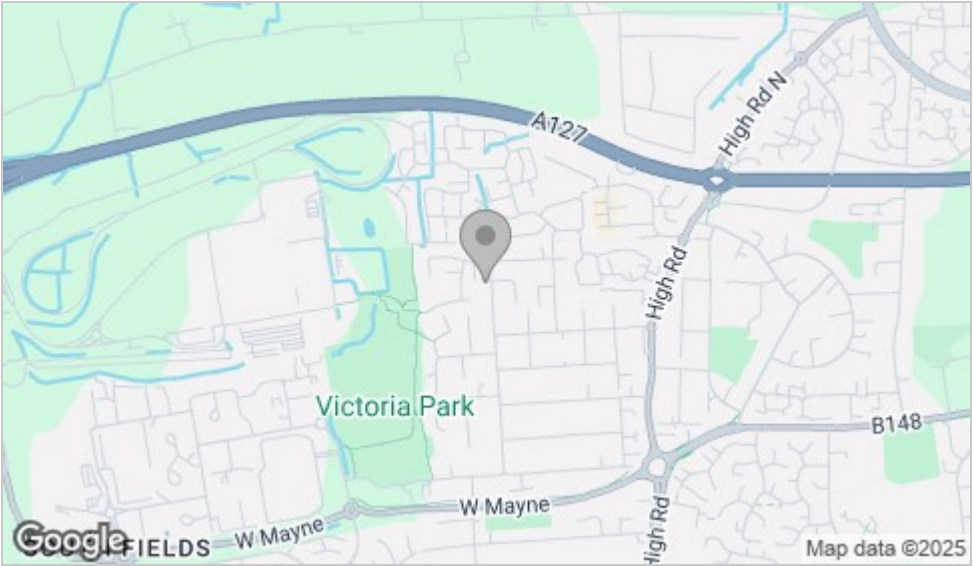




# Floor Plan



# 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.

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# Energy Efficiency Graph

