



NO ONWARD CHAIN! Bear Estate Agents are proud to bring to the market this highly unique TWO bedroom end-terraced house with huge potential! Fauners is a quaint mews located in the heart of Basildon with this property being within 0.2 miles of Basildon railway station, Eastgate and Westgate shopping centres and Basildon Bus Station! There are also schools within walking distance and incredible road links for commuters (A127 and A13).

- NO ONWARD CHAIN!
- Kitchen (12'0 x 9'4)
- Bedroom 1 (10'1 x 14'1)
- Three-Piece Bathroom Suite
- Parking to Rear
- 0.2 Miles to Basildon Railway Station
- Lounge (11'6 x 16'0)
- Bedroom 2 (9'2 x 10'11)
- Huge West Facing Garden
- Potential for Extension! (STP)

## Fauners

Basildon

**£300,000**

Guide Price





# Fauners



The scope of this home is phenomenal! The property begins with an entrance hall which hosts the stairs, under-stairs storage and adjoins two large rooms downstairs. The kitchen measures 12'0 x 9'4, boasting an abundance of cupboard and surface space as well as a pantry. The lounge is equally impressive, measuring 11'6 max x 16'0 and overlooking the expansive rear garden. Bedroom 1 measures 10'1 x 14'1 and bedroom 2 measures 9'2 x 10'11 which accompanying built in wardrobes. Both are fantastic double bedrooms! There is also a three-piece bathroom, completing this internal layout.

The external benefits separate this home from its competition. The WEST FACING rear garden is huge for a two bedroom home, sat on a corner plot and wrapping around the side of the home as well as the rear. The owner has cleverly added a driveway which is accessed from the rear of the garden and they have also added a gate into the railway station car park which drastically reduces the walk to the station. The space to the side of the property is large enough for a single or double storey extension (subject to planning) or it can simply be used to incorporate a garage/large storage shed.

We highly recommend viewing this home to see the potential on offer and the convenience of its location. Call us today to book a viewing!

Council Tax Band: B (£1670.13)

Guide Price: £300,000 - £325,000...

**NO ONWARD CHAIN!**

**Stunning Potential!**

**0.2 Miles to Basildon Railway Station**

**Entrance Hall**

**Kitchen (12'0 x 9'4)**

**Lounge (11'6 x 16'0)**

**Bedroom 1 (10'1 x 14'1)**

**Bedroom 2 (9'2 x 10'11)**

**Built-In Wardrobes**

**Three-Piece Bathroom Suite**

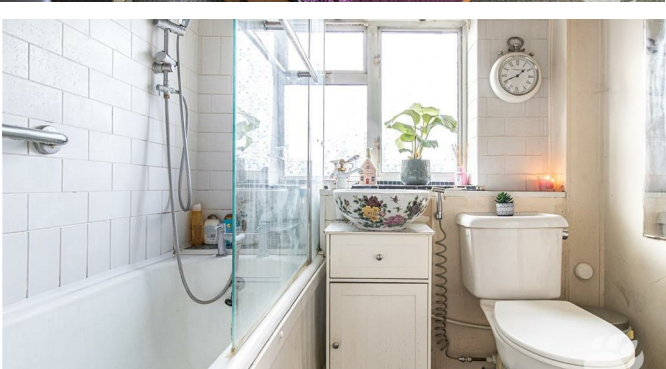
**Ample Storage**

**Huge West Facing Garden**

**Parking to Rear**

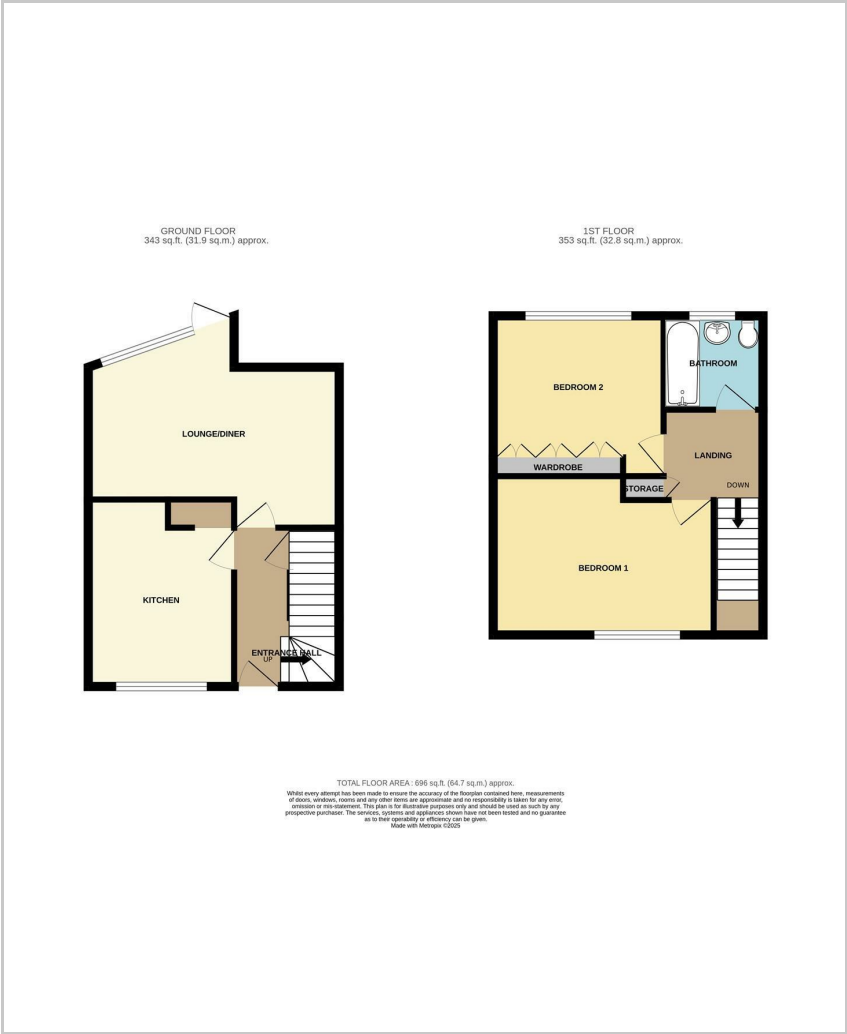
**Potential for Extension! (STP)**



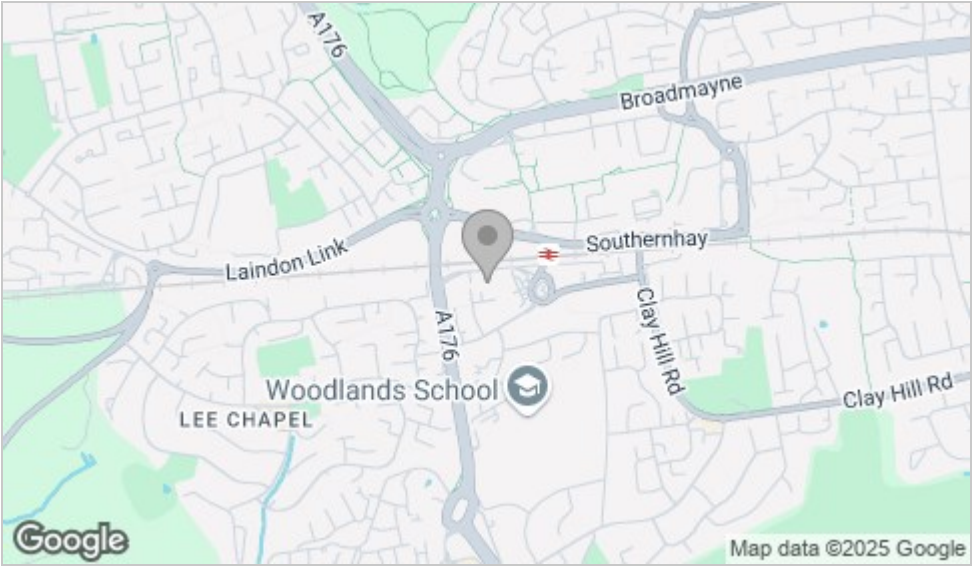




# Floor Plan



# 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

