



GUIDE PRICE £270,000 - £290,000. Bear Estate Agents are thrilled to bring to the market this well cared for TWO bedroom end-terraced bungalow! Winifred Road is located in the heart of Pitsea, within walking distance of local schools, local shops and bus routes! The home is also only 1.1 miles from Pitsea Railway Station, which runs a C2C service to London Fenchurch Street.

- Incredibly Spacious Home!
- Lounge (17'0 x 12'1)
- Bedroom 1 (14'10 x 11'2)
- Three-Piece Bathroom Suite
- South Facing Rear Garden
- Entrance Hall
- Kitchen (12'10 max x 10'11)
- Bedroom 2 (9'1 x 7'3)
- Ample Storage
- Communal Car Park to Front

## Winifred Road

Basildon

**£270,000**

Guide Price



# Winifred Road



Internally, each room of this home is very spacious! There is a private, picket-gated courtyard on approach to the front door, which opens up into an inviting entrance hall. The lounge is huge, measuring 17'0 x 12'1 and benefits from a large, south-facing window which beams light into the room throughout the day. The kitchen is equally impressive in size, measuring 12'10 max x 10'11 and boast an abundance of cupboard and surface space as well as a door into the rear garden. Bedroom 1 measures 14'10 x 11'2 and has ample space for a king size bed and accompanying furniture. Bedroom 2 measures 9'1 x 7'3 and there is also a three-piece bathroom with a skylight to complete this internal layout.

The garden is south facing and hosts a large storage shed and a side access gate. There is also an external storage cupboard to the front of the home for further convenience. To the front of the home is a large communal car park where there is always space for parking.

These homes are incredibly spacious for the price, call us today to organise an appointment and see it all first hand!

Council Tax Band: B (£1670.13)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

## **Incredibly Spacious Home!**

### **Entrance Hall**

### **Lounge (17'0 x 12'1)**

### **Kitchen (12'10 max x 10'11)**

### **Bedroom 1 (14'10 x 11'2)**

### **Bedroom 2 (9'1 x 7'3)**

### **Three-Piece Bathroom Suite**

### **Ample Storage**

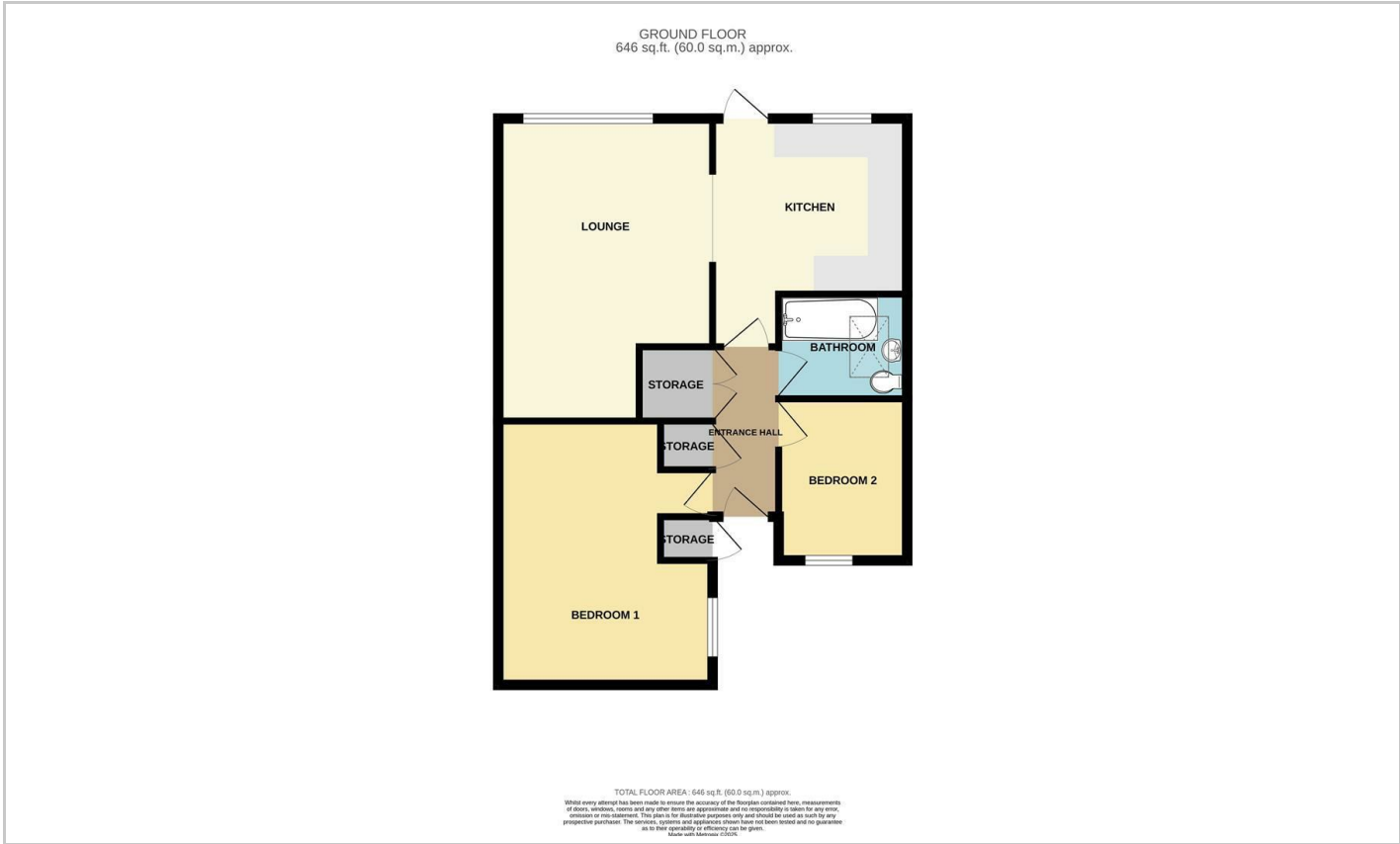
### **South Facing Rear Garden**

### **Communal Car Park to Front**

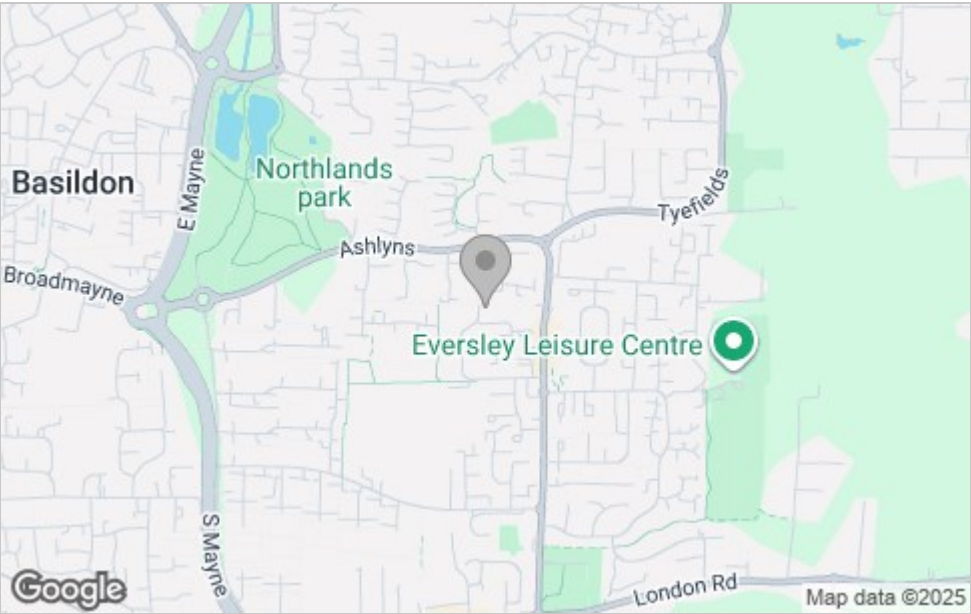




Floor Plan



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 [basildon@bearestateagents.co.uk](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

