



Bear Estate Agents are thrilled to bring to the market, with NO ONWARD CHAIN, this deceptively spacious three double-bedroom family home which benefits from a large kitchen come diner which measures 17'9 x 13'3, a separate utility room plus the benefit of being just a short walk from Pitsea Town Centre & Rail links into London.

- Porch Plus Entrance Hall
- Kitchen/Diner 17'9 x 13'3
- Master Bedroom 13'10 x 9'7, Bedroom Two 13'10 x 7'11 Plus Bedroom Three 12'9 x 8'10
- Pleasant Rear Garden Plus Enclosed Area Of Front Garden
- Walking Distance To Local Shops & Amenities
- Living Room 12'8 x 11'6
- Utility Room 7' x 3'11
- Family Bathroom Suite 9'11 x 4'9
- Wealth Of Communal Parking Near By
- No Onward Chain

## Briscoe Road

Basildon

**£300,000**



# Briscoe Road



Internally the new owner will be welcomed in via the sizeable porch which leads into and onto the spacious entrance hall. The entrance hall then allows access to both the living room and the large kitchen come diner.

The main living room measures 12'8 x 11'6 and provides the perfect environment in which to both entertain and relax.

Worthy of special mention is the large kitchen come diner which measures 17'9 x 13'3. There is an abundance of both worktop space and storage space alongside ample dining space. There are double doors which allow access to the rear garden.

Completing the ground floor living accommodation the separate utility room which currently accommodates the boiler and also allows further access to the rear garden.

The first floor commences with the landing which allows access to all three double bedrooms and the family bathroom suite.

The master bedroom measures 13'10 x 9'7, with fitted wardrobes, bedroom two measures 13'10 x 7'11 plus bedroom three which measures 12'9 x 8'10. All three bedrooms are sizeable double bedrooms which is a fine feature within itself.

The family bathroom suite measures 9'11 x 4'9.

Externally the property profits from a pleasant rear garden alongside an enclosed area of front garden. The property is just a short walk from a wealth of communal parking.

Situated just a short walk from Pitsea Town Centre and rail links direct into London the location is fantastic for local amenities and offers something for all of the family and for all ages.

Internally the property requires refurbishment

throughout but represents a fantastic opportunity for those seeking a small project and for those looking to place their own stamp on their new home.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended.

Freehold.  
Council Tax Band B.  
Amount £1,670.13.

**Porch**  
6' x 5'6

**Entrance Hall**  
6'10 x 6'2

**Living Room**  
12'8 x 11'6

**Kitchen/Diner**  
17'9 x 13'3

**Utility Room**  
7' x 3'11

**First Floor Landing**

**Master Bedroom**  
13'10 x 9'7

**Bedroom Two**  
13'10 x 7'11

**Bedroom Three**  
12'9 x 8'10

**Family Bathroom**  
9'11 x 4'9

**Pleasant Rear Garden**

**Enclosed Area Of Front Garden**

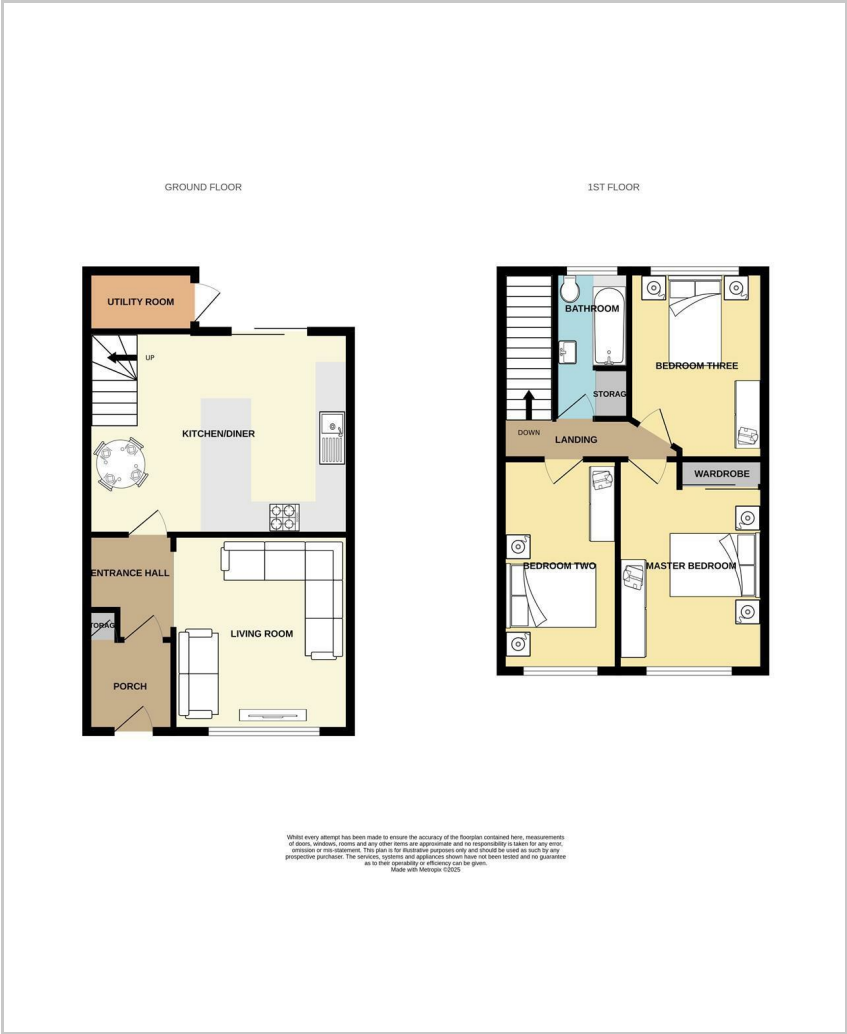
**Wealth Of Communal Parking**

**Walking Distance To Local Shops & Amenities**

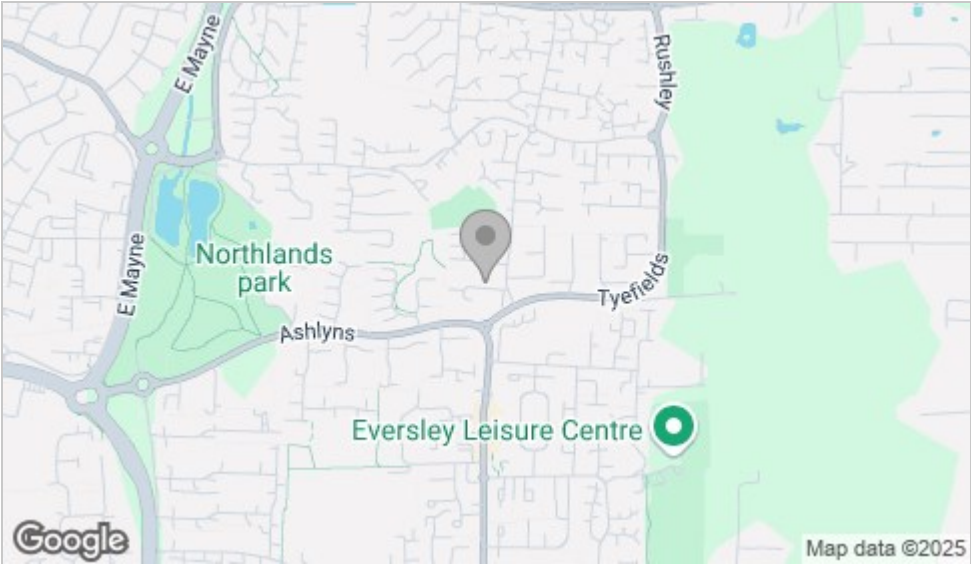
**No Onward Chain**



# 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.

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# Energy Efficiency Graph

