



Bear Estate Agents are absolutely delighted to bring to the market, with NO ONWARD CHAIN, this beautifully presented two double bedroom home which profits from open plan living to the ground floor, two double bedrooms plus a large rear garden, majority laid to lawn plus DRIVEWAY PARKING TO THE FRONT for two vehicles.

- Porch With Useful Storage/Utility Cupboard
- Lounge/Diner 19'5 x 13'
- Bathroom Suite 6'4 x 5'7
- Driveway Parking For Two Vehicles
- Walking Distance To Local Shops & Amenities
- Kitchen 12'11 x 9'1
- Master Bedroom 12'11 x 9'1 Plus Bedroom Two 12'11 x 7'5
- Large Rear Garden
- Quiet & Family Friendly Cul De Sac
- No Onward Chain

## Fairfax Avenue

Basildon

**£315,000**

Guide Price





# Fairfax Avenue



Guide Price £315,000 - £325,000...

Internally the new owner will be greeted by the porch with useful storage/utility cupboard.

Worthy of special mention is the incredible open plan kitchen, living and dining area which combine together to create the perfect environment in which to both entertain and relax. The smart kitchen area measures 12'11 x 9'1 and offers a wealth of both storage space and worktop space. This opens onto the living and dining area which measures a further 19'5 x 13' with both dual aspect windows and access out to the garden.

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

The master bedroom measures 12'11 x 9'1 with a built in storage cupboard whilst bedroom two measures a further 12'11 x 7'5, into 10'4. Both bedrooms are sizeable which is a fine feature within itself.

The family bathroom suite measures 6'4 x 5'7 and consists of the W/C, wash basin and bathtub with overhead special.

Externally this home continues to impress and excel with a large rear plus driveway parking for two vehicles to the front. There is also a small area laid to lawn to the front which could be block paved to extend the driveway area should the new owner wish to.

Situated at the end of a quiet and family-friendly cul-de-sac with no through traffic the property is within walking distance of local shops and amenities, offers fantastic access to both the A13 & A127 and is just a short drive from Basildon's

Sporting Village and Festival Leisure Park.

Being sold with NO ONWARD CHAIN internal viewings come strongly recommended so that one can appreciate and acknowledge first-hand all that this wonderful family home has to offer.

Guide Price £315,000 - £325,000...

Freehold.  
Council Tax Band C.  
Amount £1,908.72.

## **Porch With Useful Storage/Utility Cupboard**

### **Kitchen**

12'11 x 9'1

### **Lounge/Diner**

19'5 x 13'

### **First Floor Landing**

### **Master Bedroom**

12'11 x 9'1

### **Bedroom Two**

12'11 x 7'5

### **Bathroom Suite**

6'4 x 5'7

### **Large Rear Garden**

### **Driveway Parking For Two Vehicles**

### **Potential To Block Pave & Extend Driveway**

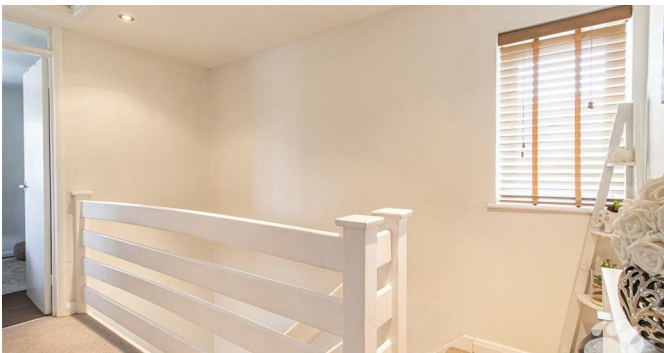
### **Quiet Cul De Sac Location**

### **Walking Distance To Local Shops & Amenities**

### **Great Finish Throughout**

### **No Onward Chain**



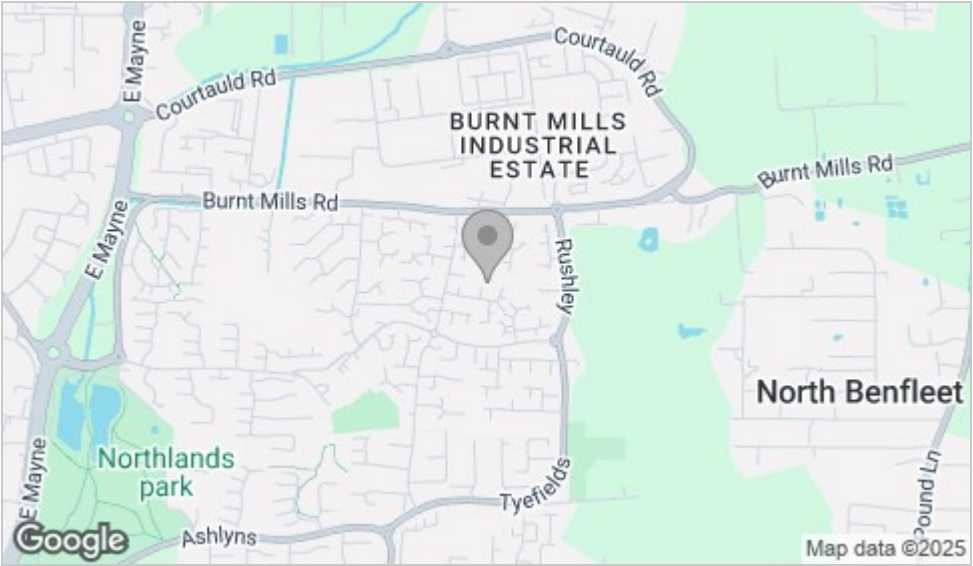




# Floor Plan



# 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

