



NO ONWARD CHAIN! Bear Estate Agents are thrilled to bring to the market this well cared for and highly spacious THREE bedroom terraced house. Rochester Way is located on the east side of the sought-after Fryerns estate, within walking distance of local shops, local schools and popular bus routes. The home is also only 1.7 miles from Pitsea railway station and 2.3 miles from Basildon railway station, both conveniently provide access to London Fenchurch Street on the C2C rail service. There are also a plentiful choice of supermarkets, shops and food outlets and across both Pitsea market and Basildon's Eastgate and Westgate shopping centres. The road links are also fantastic with the A127 and A13 being a short drive in each direction.

- NO ONWARD CHAIN!
- Inviting Entrance Hall
- Lounge/Diner (12'4 x 18'10)
- Three Double Bedrooms
- South Facing Rear Garden
- Walking Distance to Local Shops & Schools
- Ground Floor WC
- Kitchen (12'11 x 9'3)
- Three-Piece Family Bathroom
- Potential for a Driveway (STP)

Rochester Way

Basildon

£300,000



Rochester Way



The internal layout of this home begins with an entrance hall which sits at the heart of the home, hosting the stairs and adjoining all ground floor rooms. The lounge/diner is located at the rear of the home, stretching the entire width of the property, measuring 12'4 x 18'10 at maximum dimensions. The kitchen is also a great size and offers modern units and an abundance of cupboard and surface space. Completing the downstairs layout are a ground floor WC and a large storage cupboard next to the stairs.

The upstairs layout is equally impressive with three large bedrooms and a family bathroom. Bedroom 1 measures 12'7 x 10'6, bedroom 2 measures 15'6 x 8'1 and bedroom 3 measures 9'5 x 8'1, all comfortably fitting a double bed with accompanying furniture. The bathroom is a three-piece suite comprised of a shower over bath, toilet and sink. The bathroom also boasts a large storage cupboard which hosts the boiler.

The rear garden is a good size and SOUTH FACING, seeing the sun throughout the day. There is a rear gate for access, meaning no garden tools or bins need to be taken through the house! To the front of the home is a good sized front garden which we believe can be converted to a driveway for multiple vehicles subject to the relevant consent. There is also a car park to the side of this home for further off street parking.

Homes like this are selling very fast at the moment so we highly recommend viewing this property to see all of the benefits on offer. Call us today to organise an appointment!

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.

NO ONWARD CHAIN!

Walking Distance to Local Shops & Schools

Entrance Hall

Ground Floor WC

Lounge/Diner (12'4 x 18'10)

Kitchen (12'11 x 9'3)

Bedroom 1 (12'7 x 10'6)

Bedroom 2 (15'6 x 8'1)

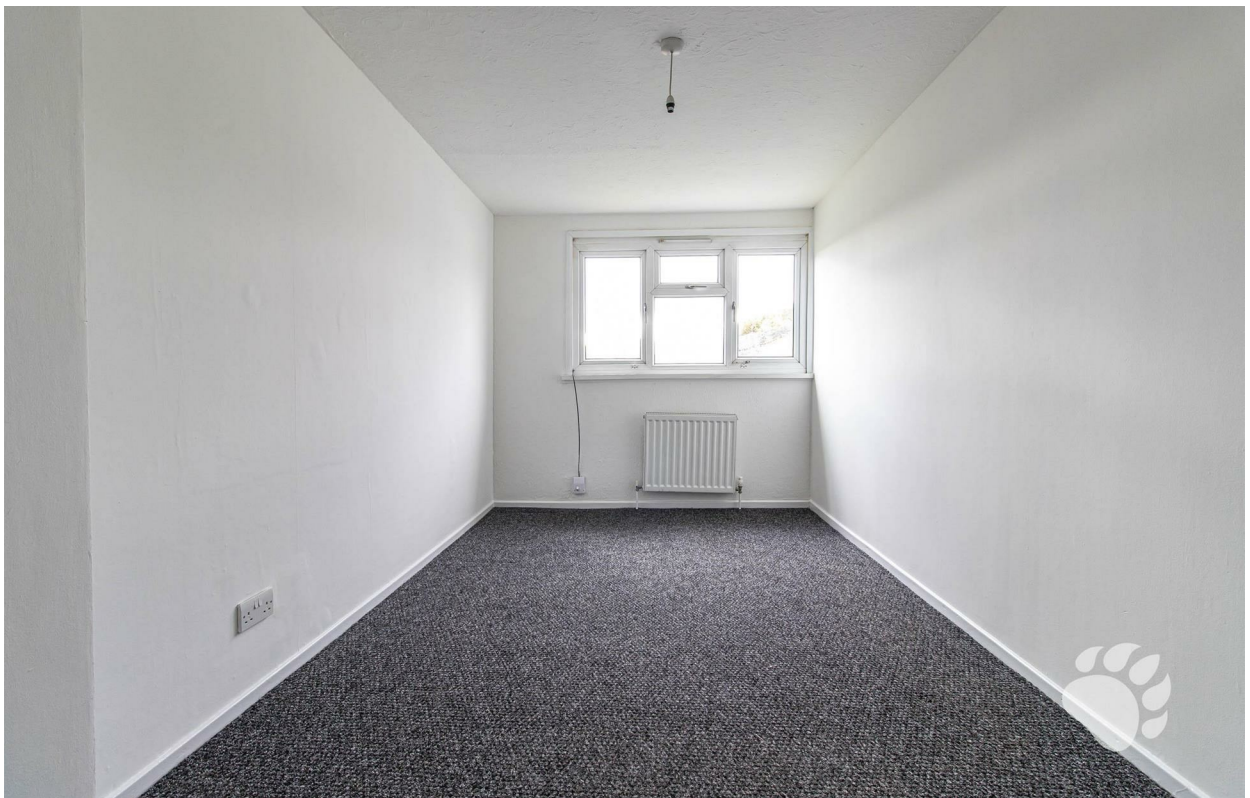
Bedroom 3 (9'5 x 8'1)

Three-Piece Family Bathroom

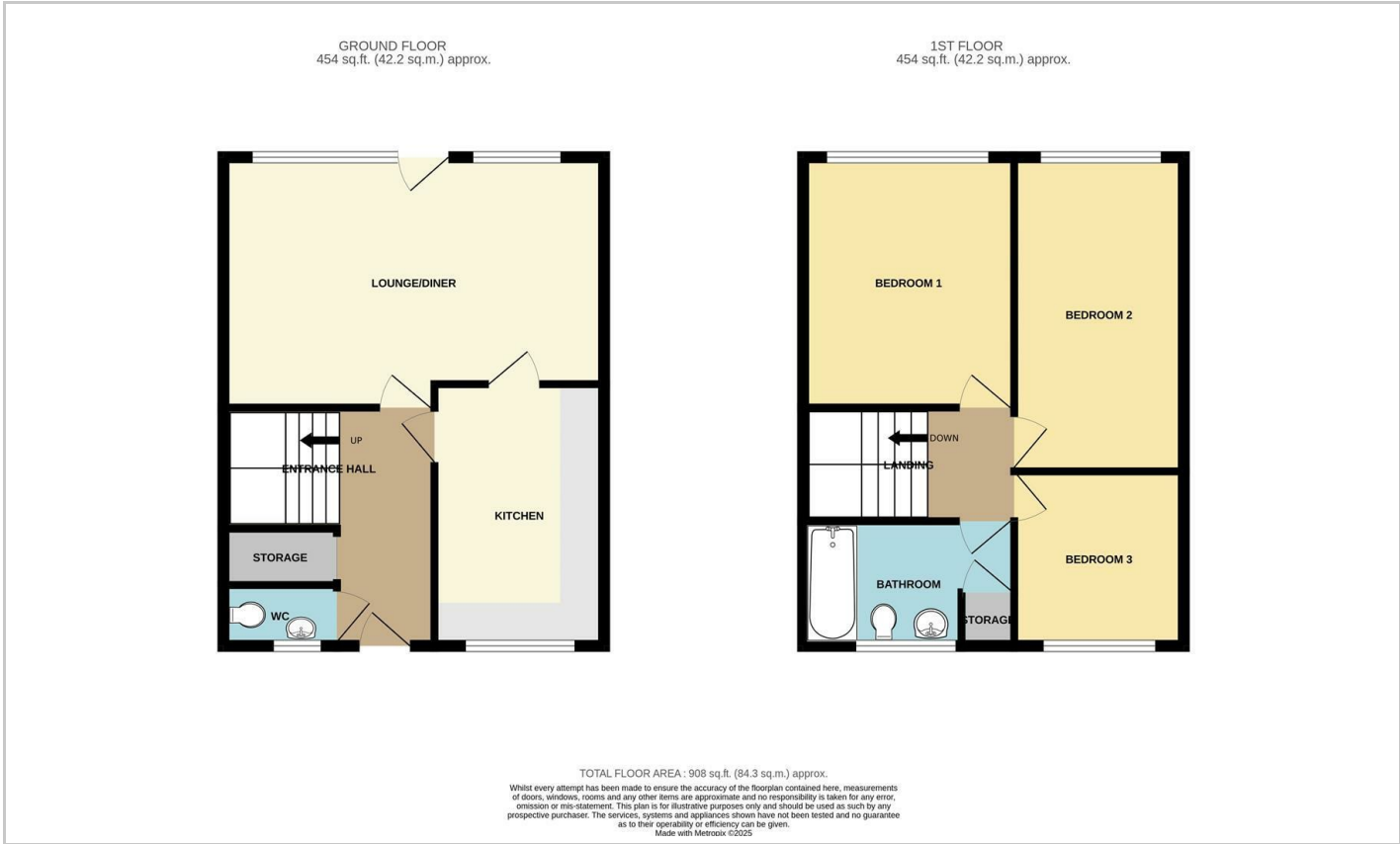
Ample Storage

South Facing Rear Garden

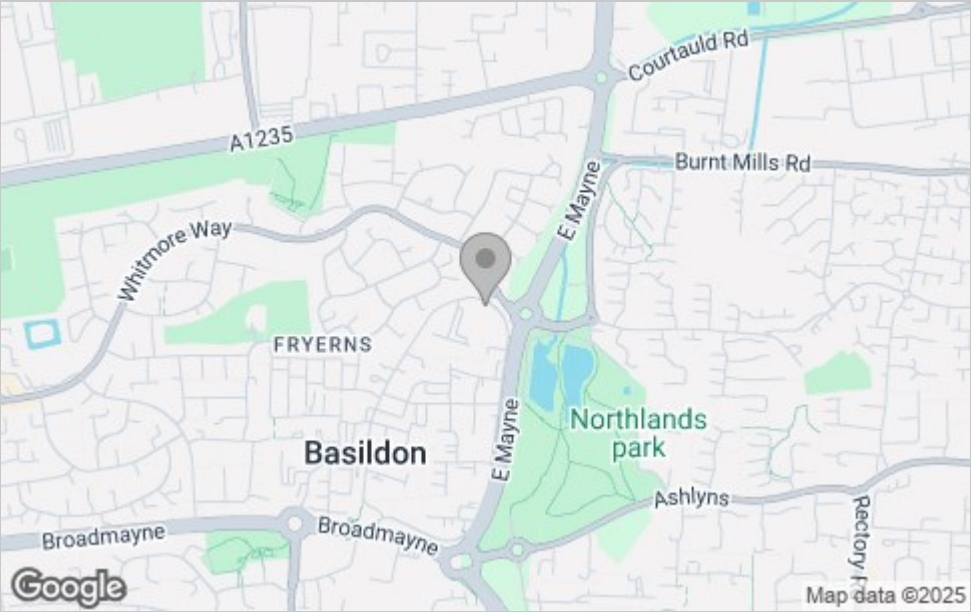
Potential for a Driveway (STP)



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.

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

