



NO ONWARD CHAIN! Bear Estate Agents are thrilled to bring to the market this well cared for THREE bedroom terraced house which offers supreme convenience! Audley Way is a road located a stones throw away from Basildon Town Centre. Within a short walk are local schools, local shops and bus routes. More notably, Eastgate and Westgate shopping centres are a 0.2 mile stroll from the home, boasting retail stores, food outlets, supermarkets and much more! Basildon railway station is also a 0.5 mile walk from the home, offering access to London Fenchurch Street on the reliable C2C rail service.

- NO ONWARD CHAIN!
- 0.5 miles to Basildon Railway Station
- Lounge (12'9 x 18'0)
- Three Good Sized Bedrooms
- Paved Rear Garden
- 0.2 Miles to Eastgate & Westgate Shopping Centres
- Walking Distance to Shops and Bus Station
- Kitchen / Diner (10'7 x 18'0)
- Family Bathroom Suite
- Driveway to Front

## Audley Way

Basildon

**£340,000**

Asking Price



# Audley Way



Internally, the home begins with an entrance hall which hosts the stairs and sits open-plan with the lounge. The room in total measures 12'9 x 18'0 and boasts a large window which over looks the front of the home. The kitchen/diner is a large space, measuring 10'7 x 18'0 and is easily split into kitchen and dining spaces. The kitchen offers an abundance of cupboard and surface space and the dining area is large enough to fit a good sized table with accompanying chairs. There is also sliding patio doors which provide access into the garden.

The upstairs of this home is equally impressive with good sized bedrooms and a family bathroom suite. The master bedroom measures 12'0 x 10'2 and the adjoining storage cupboard has been converted into a helpful shower. Bedroom 2 and 3 measures 9'5 x 9'11 and 9'0 x 7'6 respectively and bedroom 2 benefits from a large storage cupboard. The family bathroom is a three-piece suite comprised of shower over bath, toilet and sink.

The rear garden is easy maintenance with the current owners choosing to lay modern paving. To the front of the home is a driveway for two vehicles, completing this fantastic family home.

Viewings come highly recommended as this will not be on the market for long. Call us today to arrange an appointment!

Council Tax Band: C (£1908.72)

**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!**

**0.2 Miles to Eastgate & Westgate Shopping Centres**

**0.5 miles to Basildon Railway Station**

**Walking Distance to Shops and Bus Station**

**Entrance Hall**

**Lounge (12'9 x 18'0)**

**Kitchen / Diner (10'7 x 18'0)**

**Bedroom 1 (12'0 x 10'2)**

**Additional Shower**

**Bedroom 2 (9'5 x 9'11)**

**Bedroom 3 (9'0 x 7'6)**

**Family Bathroom Suite**

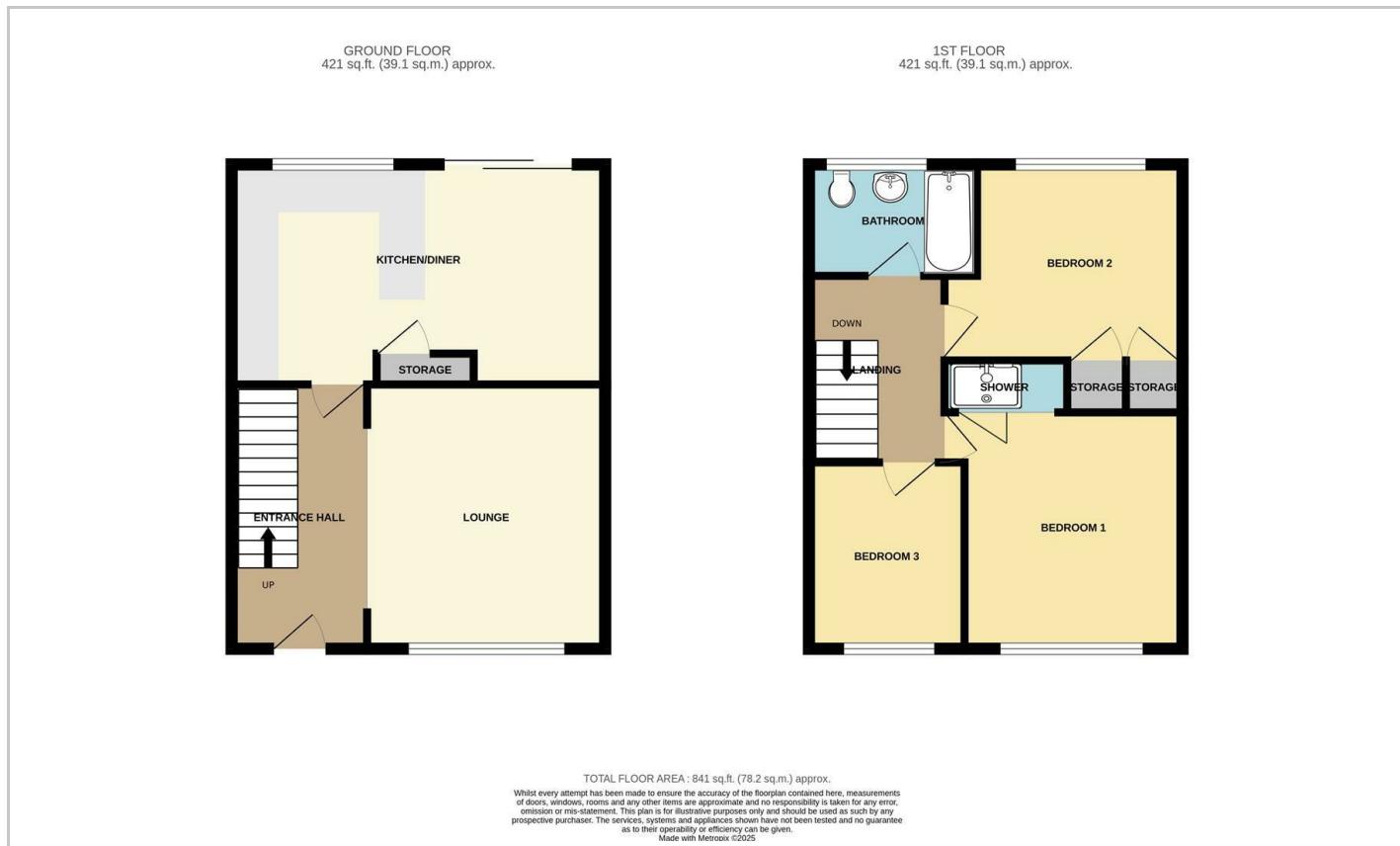
**Ample Storage**

**Paved Rear Garden**

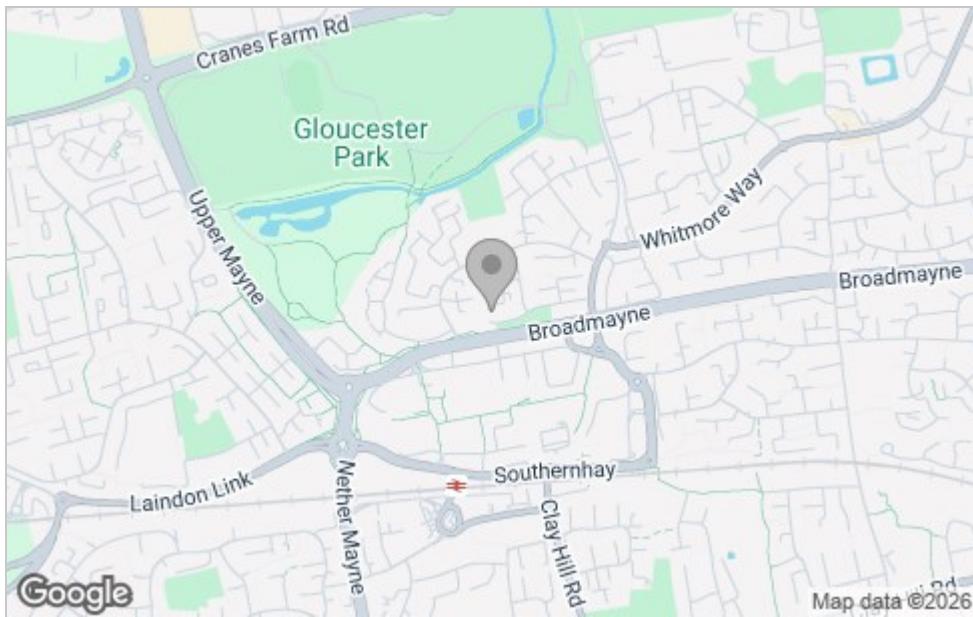
**Driveway to Front**



## Floor Plan



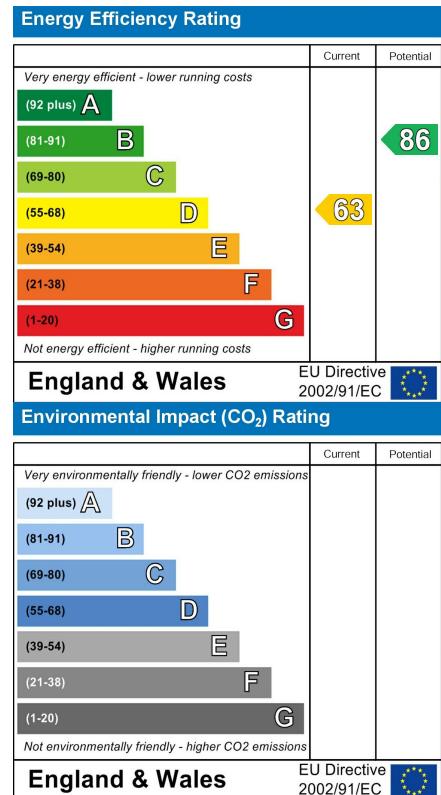
## Area Map



## Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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