



Bear Estate Agents are delighted to present to the market this WELL PRESENTED THREE BEDROOM TERRACED HOME, located within the ever-popular Laindon area. Positioned along Fraser Close, the property is surrounded by local shops, schools and popular bus routes. The well-regarded Victoria Park is just 0.8 miles away, while Laindon railway station is only 1.3 miles away, providing direct links into London Fenchurch Street via the reliable C2C Rail Service. For those who commute by car, the A13 and A127 are both a short drive in either direction, offering straightforward access into The City.

- Laindon Rail Station (1.3 Miles)
- Victoria Park (0.8 Miles)
- Impressive Lounge/Diner (22'7 x 10'0 Max)
- Double Bedroom Two (7'8 x 11'11 Max)
- Low Maintenance Rear Garden and Enclosed Front Garden
- Short Drive to A13 and A127
- Well Proportioned Kitchen (6'7 x 9'0)
- Bedroom One with Fitted Wardrobes (14'8 x 8'9)
- Versatile Bedroom Three (11'4 x 5'6 Max)
- Driveway and Garage

## Fraser Close

Basildon

**£375,000**

Offers In The Region Of



# Fraser Close



Internally, the property is immediately welcoming, with an inviting entrance hall that sets the tone for the accommodation throughout. The hall houses the staircase, two useful storage cupboards and a convenient downstairs WC.

The kitchen is a generous and practical space, measuring 6'7 x 9'0, and offers an excellent amount of worktop and cupboard space. Well laid out and easy to use, it is ideal for those who enjoy cooking for family and entertaining guests.

The Lounge/Diner is a standout feature and forms the heart of the home. Measuring 22'7 x 10'0 at its maximum dimensions, this impressive space benefits from a large front-facing window and glazed patio doors to the rear, ensuring an abundance of natural light throughout the day. Versatile and comfortable, it is perfectly suited to family nights in as well as hosting guests.

To the first floor, the landing provides access to all rooms and is complete with an airing cupboard.

Bedroom 1 is a particularly attractive room, measuring 14'8 x 8'9 and benefitting from fitted wardrobes. It comfortably accommodates a double or king-sized bed along with additional bedroom furniture. Bedroom 2 measures 7'8 x 11'11 at its maximum dimensions and again allows for a double bed, wardrobes and further furnishings. Bedroom 3 measures 11'4 x 5'6 at its maximum, making it an ideal guest bedroom, nursery or home office.

The first floor is completed by a modern three-piece bathroom suite comprising a shower-over-bath, toilet and sink.

Externally, the property continues to impress with a low-maintenance rear garden. To the front, the home further benefits from an enclosed front garden, a driveway and a garage, along with an abundance of on-street parking available for visitors.

Well located, well laid out and thoughtfully presented throughout, this attractive home offers comfortable living in a popular residential setting. Early viewing is recommended to fully appreciate the space and overall appeal on offer.

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.

**Well Presented Three Bedroom Terraced Home**

**Popular Fraser Close Location in Laindon**

**Laindon Rail Station (1.3 Miles)**

**Short Drive to A13 and A127**

**Victoria Park (0.8 Miles)**

**Well Proportioned Kitchen (6'7 x 9'0)**

**Impressive Lounge/Diner (22'7 x 10'0 Max)**

**Bedroom One with Fitted Wardrobes (14'8 x 8'9)**

**Double Bedroom Two (7'8 x 11'11 Max)**

**Versatile Bedroom Three (11'4 x 5'6 Max)**

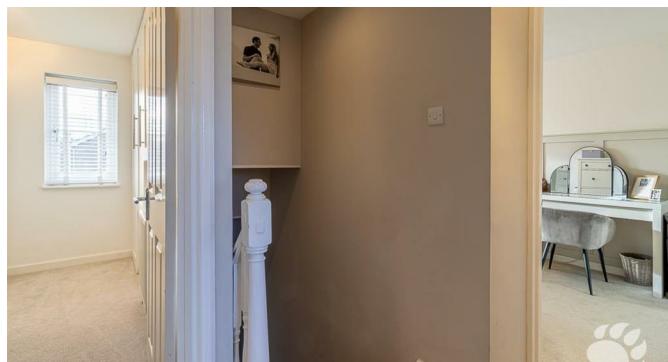
**Modern Three-Piece Bathroom Suite**

**Low Maintenance Rear Garden**

**Enclosed Front Garden**

**Driveway and Garage**

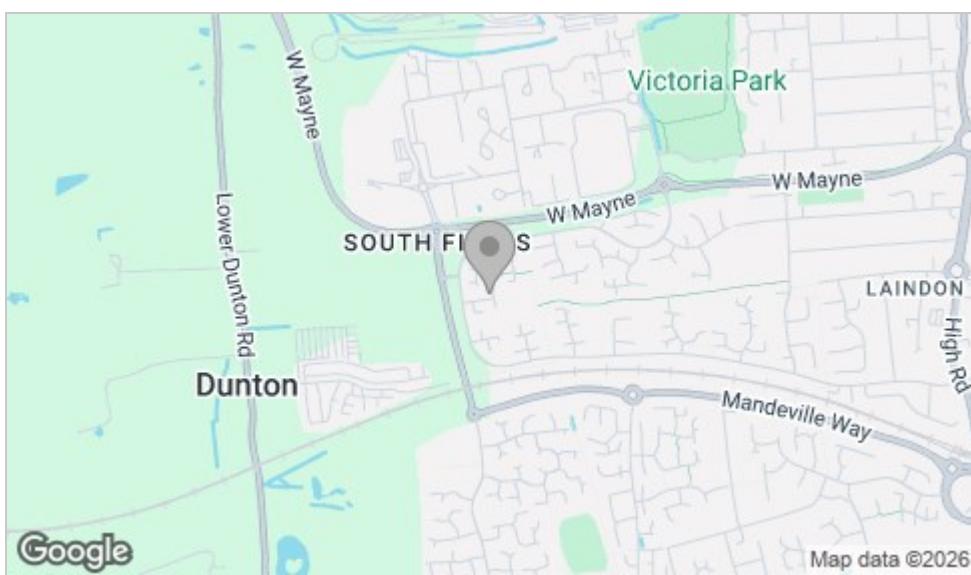
**Ample On Street Parking for Visitors**



# 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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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