Malyons
, Basildon, SS13 1PL

Asking price £240,000

Griffin are delighted to offer for sale this larger than usual three bedroom mid terraced house situated in the popular Felmores area of Basildon.

The property offers generous accommodation over three floors to include a kitchen diner, downstairs wc and utility room and living room. To the first floor are two bedrooms and a family bathroom with the master bedroom occupying the top floor.

Externally the property benefits from a good sized rear garden with gated rear access to green open space leading to Northlands Park.

The property requires some modernisation and we are advised it is of a non-standard construction type so please check with your lender to ensure compliance.

Viewing

Please contact our Griffin Residential Stanford-Le-Hope Office on 01375 600615 if you wish to arrange a viewing appointment for this property or require further information.
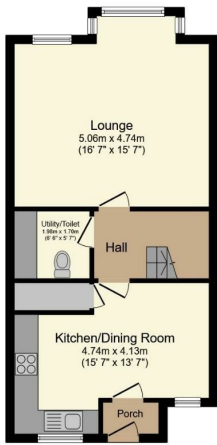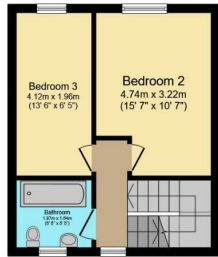
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Floor Plan

GRIFFIN
THE PROPERTY PEOPLE

Lounge
5.06m x 4.74m
(16' 7" x 15' 7")

Utility/Toilet
1.96m x 1.70m
(6' 6" x 5' 7")

Hall

Kitchen/Dining Room
4.74m x 4.13m
(15' 7" x 13' 7")

Porch

Bedroom 3
4.12m x 1.96m
(13' 6" x 6' 5")

Bedroom 2
4.74m x 3.22m
(15' 7" x 10' 7")

Bathroom
1.97m x 1.56m
(6' 6" x 5' 1")

Bedroom 1
4.12m x 2.96m
(13' 6" x 9' 9")

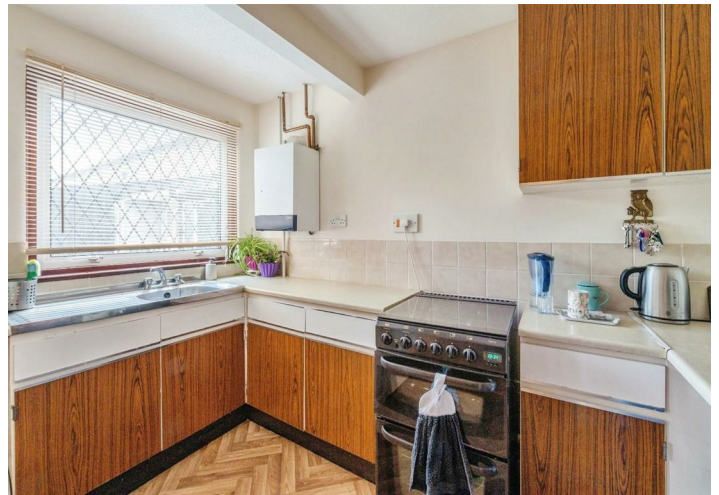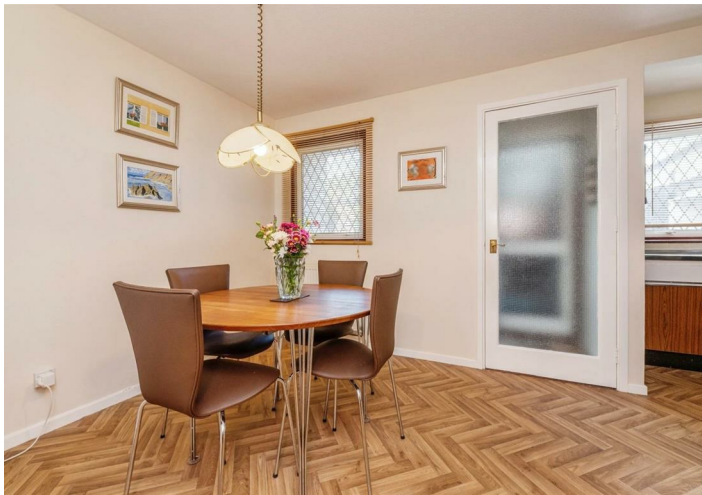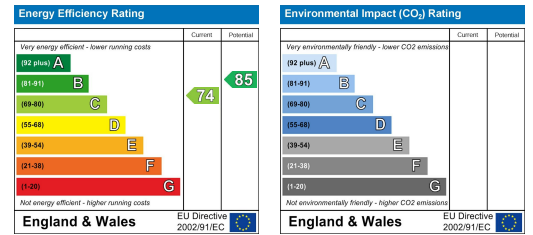**Ground Floor**   **First Floor**   **Second Floor**

Total floor area 96.8 m² (1,042 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Area Map

Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(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 (CO2) Rating	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 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.

Unit 1, The Precinct, Stanford-Le-Hope, SS17 0HF
T: 01375 600615 | E: stanford@griffingroup.co.uk
www.griffingroup.co.uk