



Great Gregorie, Lee Chapel South, Basildon

Guide Price £350,000



- No onward chain
- Planning permission granted for both single storey rear extension and loft conversion
- Four bedrooms
- Good size lounge
- Large kitchen/diner
- Family bathroom
- Nice size rear garden
- Garage and parking



Colubrid Estate Agents are pleased to offer to the market this great size four bedroom property with planning permission granted for both a large single storey rear extension and a loft conversion being sold with no onward chain. Current accommodation boasts an entrance porch, hallway, good size lounge, large kitchen/diner, four bedrooms and a family bathroom. Externally the property has a good size rear garden and a garage with parking.

GUIDE PRICE: £350,000-£400,000

Enter the property via porch to front aspect.
Entrance hall commences with stairs leading to first floor landing.
Lounge 14'7 x 11'8 bay window to front.
Large kitchen/diner gives external access via patio sliding doors. Storage cupboard.
Ground floor bedroom 10'7 x 7'9 window to rear.

First floor landing is home to three well proportioned bedrooms and family bathroom.
Bedroom one 12'7 x 12'0 bay window to front.
Bedroom two 12'0 x 10'2 window to rear.
Bedroom three is not measured.
Family bathroom comprises, bath, wash hand basin and low level wc. Tiling to walls. Obscure window.

Paved rear garden. Brick built shed 10'5 x 5'6 with power and light connected.
Garage in block with roller door. 16'9 x 8'9

Council Tax Band: C
Local Authority: Basildon

Disclaimer: Council Tax is given as a guide only and should be checked and confirmed before exchange of contracts. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission, and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

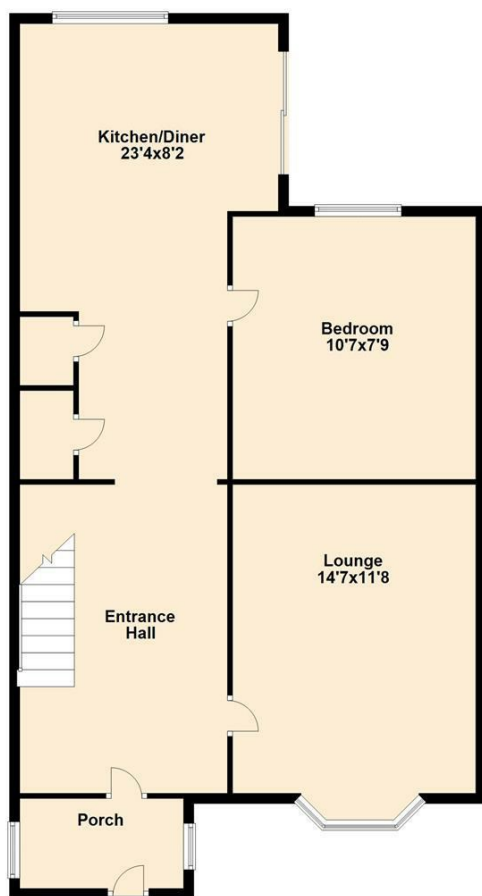


Local Life

Basildon is a large market town in the county of Essex. Found only 26 miles East of Central London the town provides great access to The Capital via the C2C rail link to Fenchurch Street. Within Essex Basildon is located to the south of the City of Chelmsford and 10 miles west of Southend-on-Sea. Nearby towns include Billericay to the north-west, Wickford to the north-east and Benfleet to the south-east. Founded as a new town after World War II in 1948, to accommodate the London population overspill from the conglomeration of four small villages, namely Pitsea, Laindon, Basildon and Vange. Basildon also has access to London via road, on the A127 and A13. Basildon is a growing area providing a huge array of shops, schools, sports venue and entertainment facilities.



Ground Floor



First Floor

