

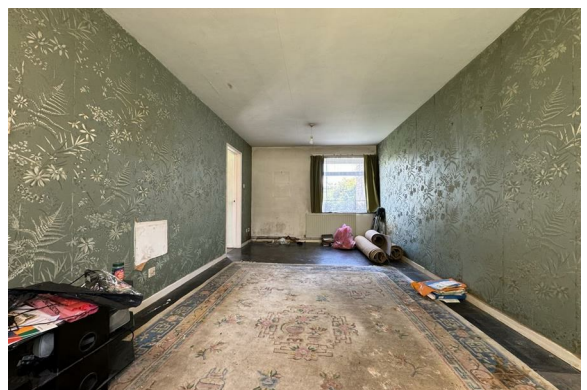


Ballards Walk, Basildon

Offers Over £260,000



- No onward chain
- A fantastic size two bedroom home
- Excellent location for local amenities and Basildon town centre
- Lovely size lounge/diner
- Good size kitchen
- Two good size bedrooms
- Family bathroom
- Wonderful size rear garden
- In need of modernisation throughout but with lots of potential



Welcome to Ballards Walk, Basildon - a charming location for this fantastic two-bedroom terraced house! This property is brimming with potential, offering a great opportunity for those looking to make it their own with the added benefit of no onward chain.

As you step inside, you'll be greeted by a lovely lounge/diner, perfect for relaxing or entertaining guests. The kitchen is just waiting for your personal touch to turn it into a culinary haven.

Upstairs, you'll find two generously sized bedrooms, providing ample space for a growing family or for guests to stay over. The family bathroom completes the upper level.

Outside, the property features a nice size rear garden, ideal for enjoying some outdoor time or for those with green fingers to create a beautiful garden retreat.

Although this property requires modernisation throughout, the potential it holds is truly exciting. Don't miss out on the chance to transform this house into your dream home. Contact us today to arrange a viewing and let your imagination run wild with the possibilities that this property has to offer!

Spacious entrance hall commences with stairs leading to first floor accommodation.

Lounge/diner 20'3 x 11'2 max. Dual aspect double glazed windows.

Kitchen 12'7 x 6'9 max. Double glazed window to rear. External door to garden. Two storage cupboards. Wall and base mounted units with matching storage drawers. Work surfaces housing sink drainer. Space for appliances including space for freestanding cooker.

First floor landing is home to two well proportioned bedrooms and family bathroom.

Bedroom one 14'3 x 8'5 double glazed window to front. Built in wardrobe.

Bedroom two 11'3 max x 9'1 double glazed window to rear. Built in wardrobe.

Bathroom comprises panel bath, wash hand basin and low level WC. Obscure double glazed window.

Externally the property has a nice size rear garden. Rear access gate, shed to remain. Remaining garden is lawned. Brick built shed.

Council Tax Band: B

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.

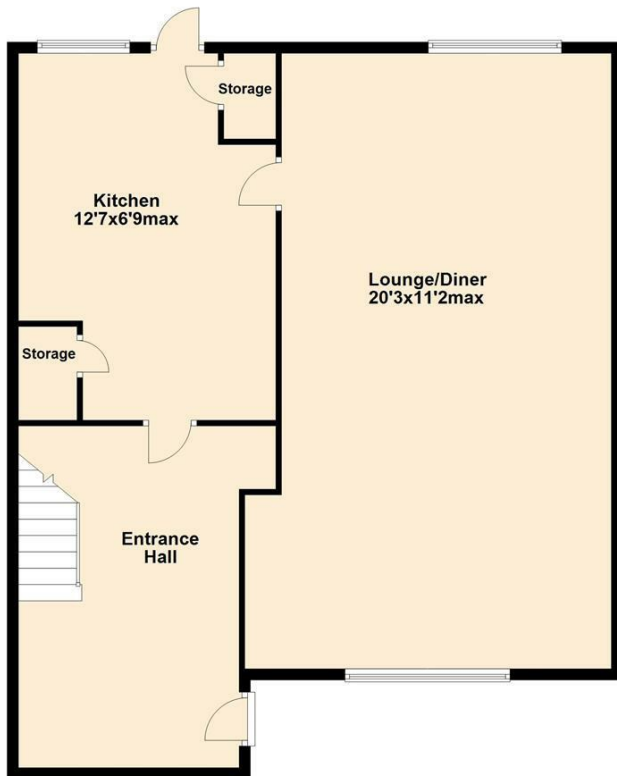


Local Life

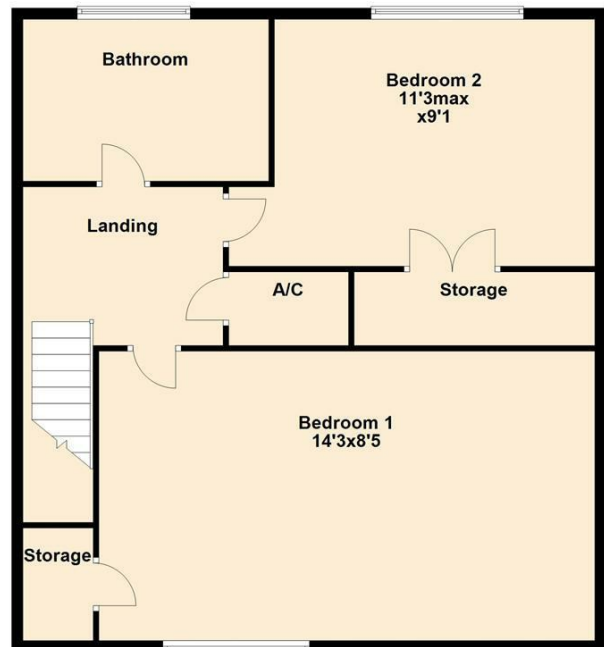
Basildon is a large market town in the county of Essex. Found only 26 miles East of Central London the town provides great access to The Capital via the C2C rail link to Fenchurch Street. Within Essex Basildon is located to the south of the City of Chelmsford and 10 miles west of Southend-on-Sea. Nearby 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





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