



Beeston Courts, Basildon

Guide Price £290,000



- Approximately 0.2 miles to Laindon station with direct links to Fenchurch Street
- Three bedroom terraced house
- Lounge with separate dining room
- Conservatory
- Ground floor cloakroom/WC
- Good size bedrooms
- Three piece bathroom
- Low maintenance rear garden
- Close to local amenities



VIEW AND BUY THIS PROPERTY THROUGH COLUBRID AND GET £300.00 CASH BACK, ON COMPLETION OF YOUR PURCHASE!!

GUIDE PRICE £290,000 - £310,000

Positioned in Beeston Courts, Basildon, this three-bedroom terraced house offers a perfect blend of comfort and convenience. Just a short stroll of approximately 0.2 miles will take you to Laindon station with direct links to Fenchurch Street, making it an ideal location for commuters seeking easy access to London and beyond.

Upon entering the property, you are welcomed into a spacious lounge that flows seamlessly into a separate dining room, providing an excellent space for family gatherings and entertaining guests. The addition of a conservatory enhances the living area, allowing for an abundance of natural light and a lovely view of the garden. A practical ground floor cloakroom/WC adds to the convenience of this well-designed home.

The first floor boasts good-sized bedrooms, ensuring ample space for relaxation and rest. The family bathroom is thoughtfully positioned to serve all bedrooms, making it a functional and welcoming space for daily routines.

Outside, the low-maintenance rear garden offers a private retreat, perfect for enjoying the outdoors without the burden of extensive upkeep. The property is also conveniently located near local amenities, ensuring that shops, schools, and recreational facilities are all within easy reach.

This delightful terraced house is an excellent opportunity for families and professionals alike, combining a comfortable living space with a prime location. Do not miss the chance to make this lovely home your own.

Enter the property via door to front aspect.

Kitchen 11'8 x 5'10 double glazed window. Wall and base mounted units with matching storage drawers. Work surfaces housing sink and drainer with swan neck mixer tap. Space for appliances including space for freestanding cooker. Tiling to splash backs. Dining room 11'9 x 11'2 Storage cupboard plus additional storage cupboard which houses the combination boiler.

Inner hallway gives access to rear.

Ground floor cloakroom/WC comprises, low level WC and wash hand basin.

Lounge 14'9 x 11'0 access is given to conservatory via patio sliding doors. Wooden style flooring. Textured to coved ceiling.

Conservatory 11'6 x 7'5 external door to garden. Double glazed windows.

First floor landing is home to three bedrooms and three piece bathroom. Large storage cupboard, loft access.

Bedroom one 14'11 x 8'9 double glazed window.

Bedroom two 11'10 x 10'10 double glazed window.

Bedroom three 8'8 x 8'7 double glazed window.

Bathroom comprises, white panel bath fitted with shower/ mixer tap. Wash hand basin and WC. Tiling to splash backs. Tiled flooring. Heated towel rail. Skylight window.

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.

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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.



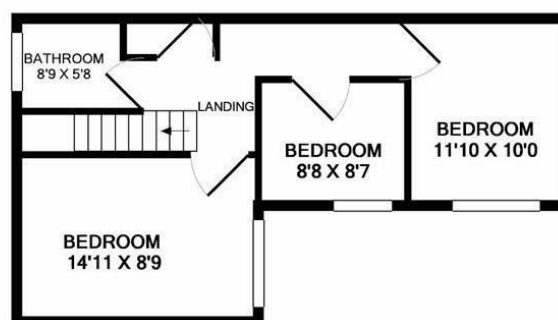
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Local Life

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



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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