



57 Fraser Close, Laindon

Basildon





## 57 Fraser Close

Laindon, Basildon

**\*\* GUIDE PRICE £300,000 - £325,000 \*\* \*\* TWO  
DOUBLE BEDROOMS \*\* \*\* NO ONWARD CHAIN \*\* \*\*  
DETACHED GARAGE IN A BLOCK \*\* \*\* IDEALLY  
LOCATED F...**

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- GARAGE
- COMPLETE ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- ONLY A MILE TO LAINDON C2C STATION
- LOCAL SCHOOLS



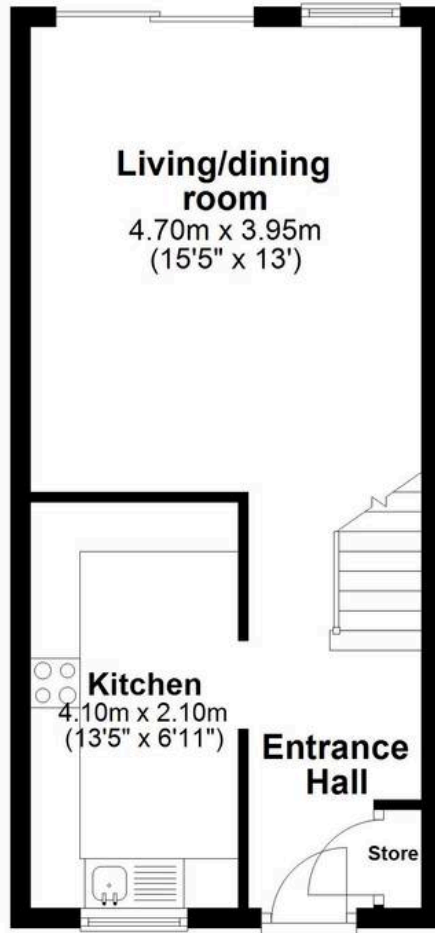






## Ground Floor

Approx. 35.2 sq. metres (378.6 sq. feet)



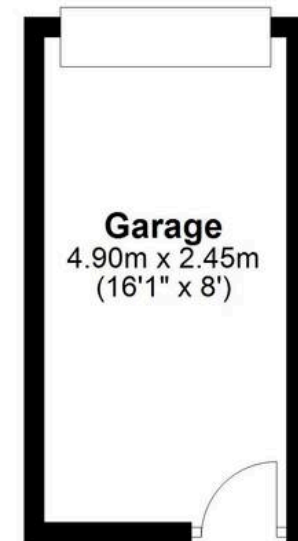
## First Floor

Approx. 34.0 sq. metres (366.0 sq. feet)



## Garage

Approx. 12.0 sq. metres (129.2 sq. feet)



**Total area: approx. 81.2 sq. metres (873.8 sq. feet)**

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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