

## 40 Bridge Street, Basildon – SS15 4AY

£265,000 Leasehold

2 bedroom ground floor flat offered with NO ONWARD CHAIN. The property boasts a white high gloss kitchen and a re-fitted bathroom, featuring a handy double walk-in shower. Two cosy bedrooms, one with wardrobes included, offer ample storage space, while the communal gardens, enveloped by trees and shrubs, provide a serene retreat and a single garage, nestled in a block, provides secure storage for your vehicle or outdoor equipment along with additional parking space for another vehicle right in front of the garage, ensuring convenience for residents and guests alike. Council Tax band: C ~ EPC Energy Efficiency Rating: C



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**Entrance Hall** 16' 11" x 3' 3" (5.16m x 1.00m)

Long entrance hall with practical laminate flooring and airing cupboard housing the water tank with ample storage.

**Lounge/ Diner** 14' 0" x 11' 6" (4.27m x 3.50m)

Light room with the laminate flooring flowing through from the hall with window to one side to the quiet rear of the building and sliding door through to the kitchen and a convenient in built storage cupboard.

**Kitchen** 9' 5" x 5' 10" (2.87m x 1.79m)

Fitted with high gloss handleless units and contrasting work surfaces with black tiled splash back. The sink sits traditionally under the window here and overlooks the communal, tree lined garden area to the front. Appliances include both integrated fridge and freezer with an undercounter electric oven and hob with extractor over.

**Bedroom** 11' 3" x 9' 10" (3.44m x 2.99m)

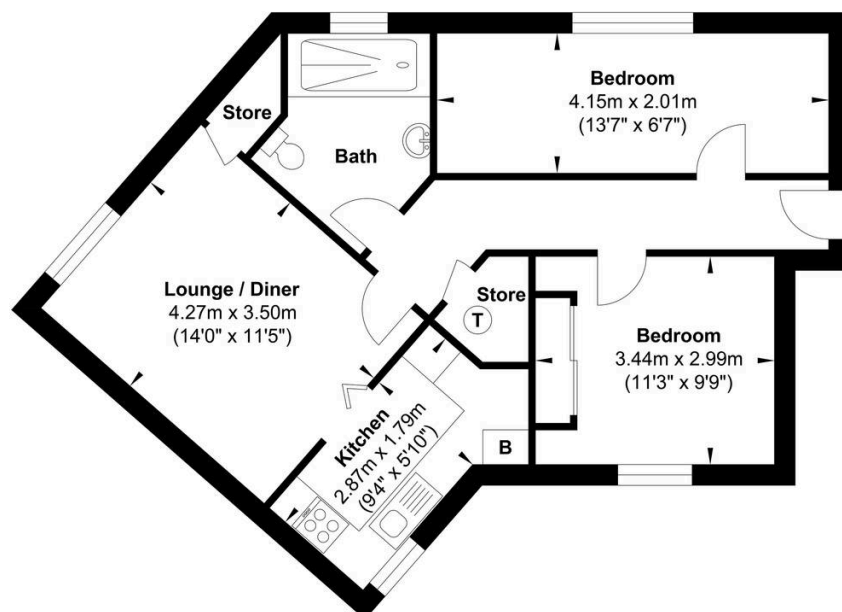
Good sized double bedroom with sliding door wardrobe to remain and laminate flooring continuing from the hall. A window to the side looks over the communal garden space.

**Bedroom** 13' 7" x 6' 7" (4.15m x 2.01m)

Good sized second bedroom, currently used as office space. The same wood effect laminate flooring stretches through from the hall with window to the side aspect.

**Shower Room**

Refitted in 2021 with a tiled walk in double shower with and complemented with pedestal hand basin, WC and chrome towel radiator.

**40 Bridge Street**

Gross Internal Floor Area : 65.0 m2 ... 700 ft2

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.