



Helmores, Laindon, Basildon

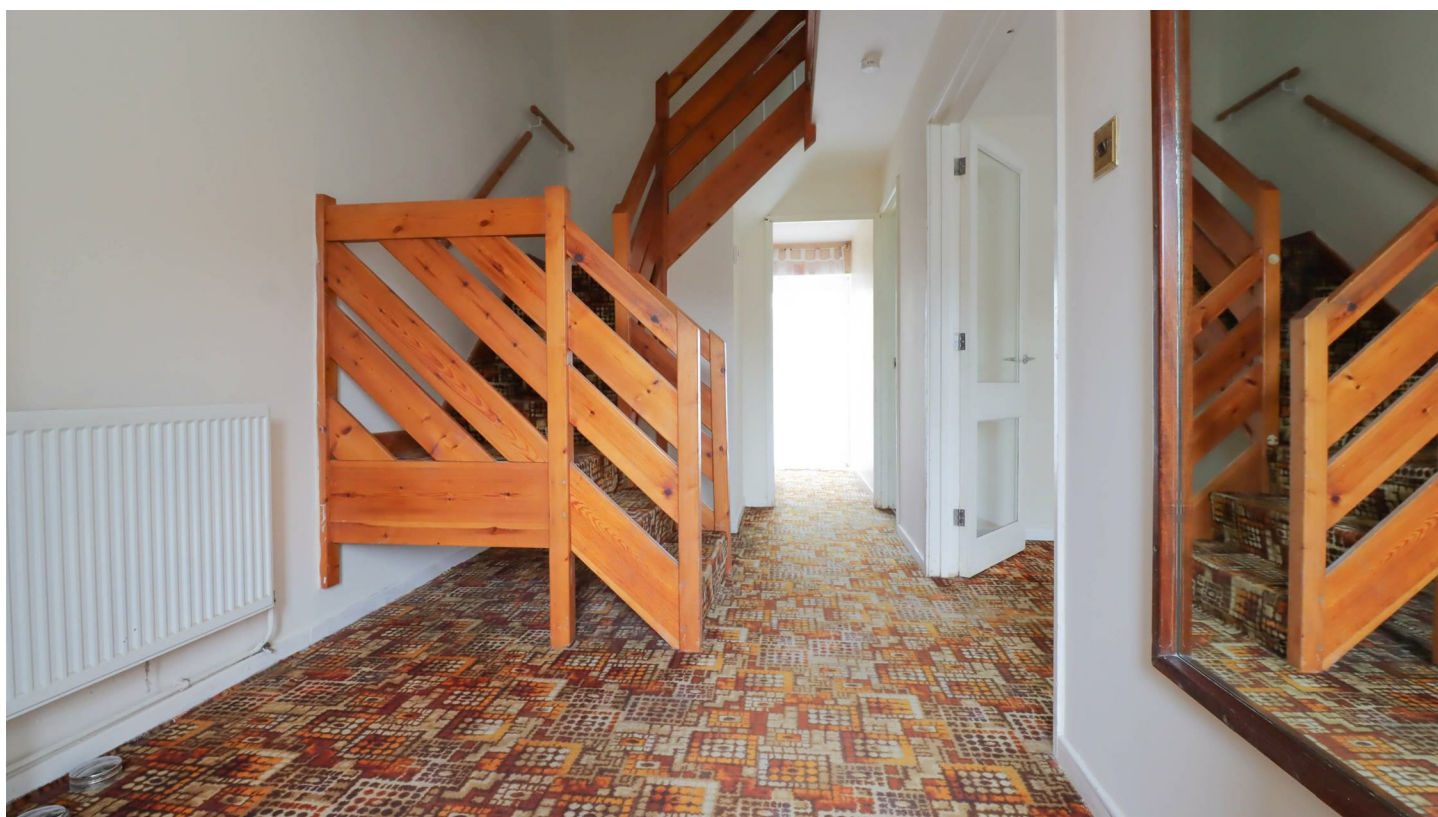
£335,000

- FOUR BEDROOMS
- CUL DE SAC LOCATION
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- EPC - C
- END TERRACE HOUSE
- FRONT AND REAR GARDENS
- NOT FAR FROM LAINDON STATION
- CLOAKROOM
- BASILDON COUNCIL - BAND C

A VACANT FOUR BEDROOM END TERRACED HOUSE located in a POPULAR CUL DE SAC location within LAINDON. This property has a GROUND FLOOR CLOAKROOM, SEPARATE DINING ROOM, FOUR FIRST FLOOR BEDROOMS and has a good sized GARDEN. Some improvements required. The agent holds KEYS for an IMMEDIATE VIEWING to avoid disappointment. EPC Rating Band C.



Council Tax Band: C



ENTRANCE HALL

Radiator doors to accommodation, stairs to first floor

CLOAKROOM

Window to front, low flush wc and wall mounted wash hand basin

LOUNGE

16 x 11'9

Double glazed window to front and side, radiator,

KITCHEN

12'3 x 10'5

Double glazed window to rear, radiator, units to base and eye level incorporating complimentary worksurfaces, sink unit, space for appliances

DINING ROOM

7'7 x 7'3

Double glazed window and patio door to rear garden

LANDING

Access loft and accomodation

BEDROOM ONE

13'6 x 8'8

Double glazed window to front, radiator

BEDROOM TWO

11'1 x 10'5

Double glazed window rear, radiator

BEDROOM THREE

11'1 x 7'2

Double glazed window to flank

BEDROOM FOUR

8'5 x 7'6

Double glazed window to rear

BATHROOM

Double glazed window three piece suite comprising pannelled bath with electric shower, low flush wc and wash hand basin, heated towel rail

FRONT GARDEN

Lawn with path to front door

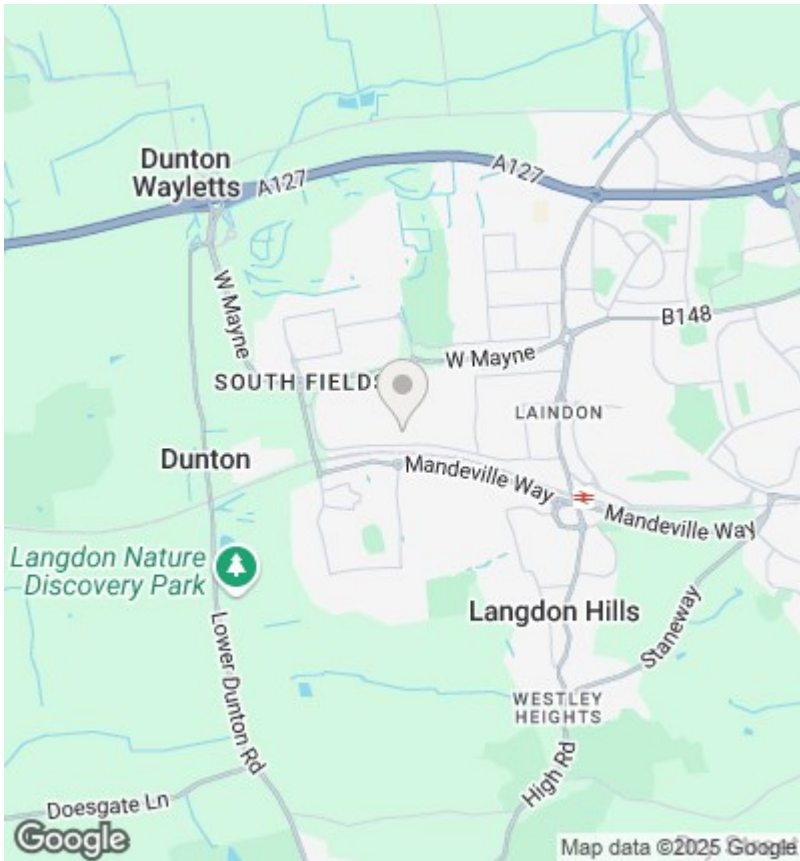
REAR GARDEN

Patio to fore, remainder laid to lawn fenced to all boundaries, as this property is end terrace at has a wider garden than some of the neighbouring gardens

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.





EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 47.6 sq. metres (512.0 sq. feet)



First Floor

Approx. 50.4 sq. metres (542.0 sq. feet)

