



Britten Avenue, Basildon

Guide Price £375,000

- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- DOUBLE GLAZED
- REAR GARDEN OF SOUTHERLEY ASPECT
- EPC - B
- ENSUITE
- MODERN KITCHEN WITH SOME APPLIANCES
- GAS CENTRAL HEATING
- BEECHWOOD VILLAGE DEVELOPMENT
- COUNCIL TAX - E

GUIDE PRICE £375,000 TO £400,000 - a THREE DOUBLE BEDROOM HOUSE located on the new BEECHWOOD VILLAGE development in FRYERNS. This home has a FAMILY BATHROOM, ENSUITE and a CLOAKROOM. OFF ROAD PARKING provided behind secure gates, good sized rear garden and positioned within easy access of local amenities. Viewing is advised to avoid disappointment

 3

 3

 1

 B

Council Tax Band: E



ENTRANCE HALL

GROUND FLOOR

CLOAKROOM

Double glazed window to rear, low flush wc, wall mounted wash hand basin, tiled floor, radiator, smooth ceiling with inset downlighters

KITCHEN

15'8 x 12'3

Double glazed window to front in bay, smooth ceiling with inset down lighters, range of modern units to ground and eye level, incorporating matching worksurfaces, fitted oven and hob with cooker hood over, integrated dishwasher and fridge freezer, ceramic tiled floor, radiator, under unit lighting

LOUNGE

19'9 x 13'1

double glazed window to rear and flank, radiator, wood effect laminate floorcovering, door to rear lobby which provides access to cloakroom and rear garden

FIRST FLOOR LANDING

access to accommodation,

BEDROOM ONE

16'2 x 8'6

Double glazed window to rear and flank, radiator, door to ensuite

ENSUITE

Tiled floor, shower cubicle, low flush wc and wall mounted wash hand basin, extractor

BEDROOM TWO

13'9 x 11'3

Double glazed window to rear, radiator

BEDROOM THREE

11'1 x 10

Double glazed window to front, radiator

FAMILY BATHROOM

Double glazed window to front, radiator, three piece suite in white comprising panelled bath with screen and shower over, low flush wc, wash hand basin, heated towel rail, tiled floor

REAR GARDEN

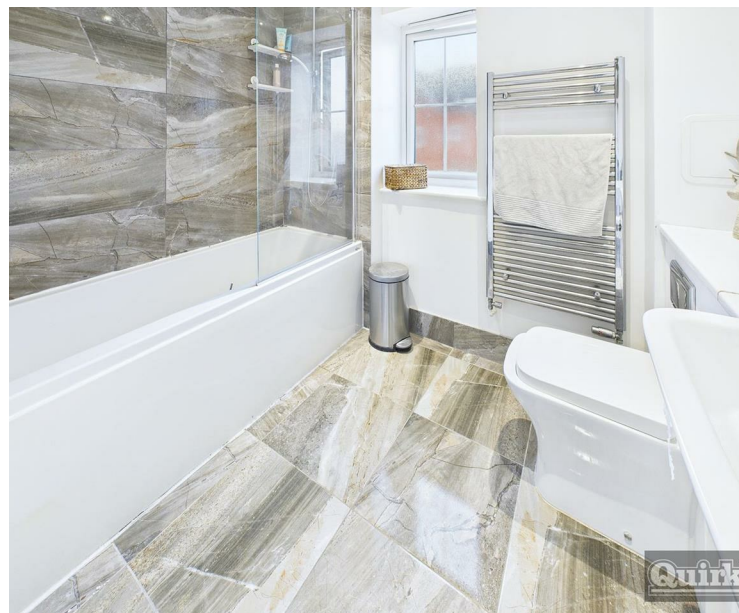
Rear gated access for a vehicle, patio area, lawn area, fenced to all boundaries

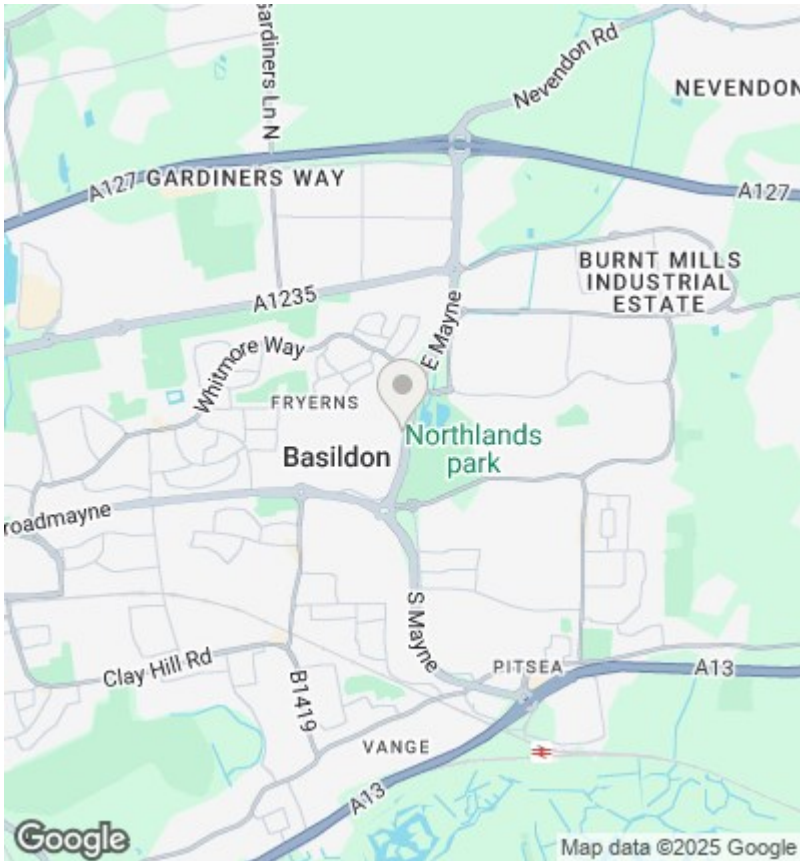
DISCLAIMER

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.

AGENTS NOTE

THERE IS AN ESTATE CHARGE OF £138 PER QUARTER FOR MAINTENACE OF THE ESTATE





EPC Rating:
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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	

