



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Southview Road, Basildon



Morgan Brookes believe – This semi-detached three bedroom property is ideally located for a family and is offered with a no onward chain sale! The property offers ample living space, featuring a large living room and well-equipped kitchen/diner for all of your culinary needs! The landscaped rear garden, complete with a Koi pond and outbuilding, provides the perfect space to relax or entertain. The location is within proximity to local shops, Ofsted rated schools and the Town Centre, which offers an array of amenities.

Our Sellers love - The practicality of this home, highlighting the landscaped garden with outbuilding, which is great for entertaining and the attached garage which presents expansion potential (subject to planning permission).

Key Features

- Semi-Detached Family Home.
- Three Double Bedrooms.
- Great-Sized Accommodation Throughout.
- Offered with No Onward Chain.
- Landscaped Garden with Fish Pond & Outbuilding.
- Driveway Providing Off-Street Parking & Garage.
- Ideally Located for Schools, Amenities & Transport Links.
- Call Morgan Brookes Today.

**Guide Price £375,000 -
£400,000**



Southview Road, Basildon

Entrance

Obscure double glazed paneled door leading to:

Entrance Hallway

15' 9" x 7' 0" (4.80m x 2.13m)

Stairs leading to first floor accommodation, radiators, coving to a smooth ceiling, tiled flooring, doors leading to:

Cloakroom

6' 5" x 3' 3" (1.95m x 0.99m)

Double glazed window to front aspect, vanity hand basin, low level W/C, tiled walls, smooth ceiling incorporating inset downlights, tiled flooring.

Kitchen/Diner

15' 1" x 10' 7" (4.59m x 3.22m)

Double glazed window to front aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, integrated range cooker incorporating extractor fan over, space & plumbing for appliances, fitted storage cupboard housing wall mounted boiler serving gas central heating, radiator, part tiled walls, smooth ceiling incorporating inset downlights & wooden beams, tile effect flooring.

Living Room

17' 4" x 10' 6" (5.28m x 3.20m)

Double glazed windows to rear aspect, radiator, coving to smooth ceiling, tiled flooring, double glazed French doors leading to rear garden.

First Floor Landing

9' 5" x 6' 4" (2.87m x 1.93m)

Double glazed window to side aspect, coving to smooth ceiling incorporating loft access, carpet flooring.

Master Bedroom

15' 2" x 10' 9" (4.62m x 3.27m)

Double glazed windows to front aspect, radiator, wood effect flooring.

Family Shower Room

6' 6" x 5' 10" (1.98m x 1.78m)

Obscure double glazed window to rear aspect, shower cubicle incorporating raised shower system over, vanity hand basin, heated towel rail, low level W/C, tiled walls, smooth ceiling incorporating inset downlights, wooden flooring.

Second Bedroom

10' 8" x 9' 3" (3.25m x 2.82m)

Double glazed windows to rear aspect, fitted wardrobe, dresser and side cabinet, radiator, wood effect flooring.

Third Bedroom

10' 2" x 8' 4" (3.10m x 2.54m)

Double glazed windows to front aspect, radiator, wood effect flooring.

Rear Garden

Paved entertainment area, part laid to lawn, raised decked seating area, tiled Koi fish pond, gated side access, access to garage.

Outbuilding

11' 11" x 10' 9" (3.63m x 3.27m)

Wooden structure built, double glazed patio doors, wood effect flooring.

Front Of Property

Block paved driveway providing parking for ample vehicles, access to:

Garage

Fitted with electricity, double glazed door leading to rear garden.



Local Authority Information

Basildon Borough Council

Council Tax Band: D

01268 755626

morganbrookes.co.uk

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.