



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Cattawade Link, Basildon



Morgan Brookes believe - This exceptional three-bedroom terraced house is located in the heart of Fryerns, located just 2 miles from Basildon Mainline Station offering direct service to London Fenchurch Street in less than an hour. Featuring a contemporary kitchen/diner, spacious living room, three generous-sized bedrooms, and a three piece bathroom suite, this property would make the ideal family home!

Our Sellers love - Enjoying a nice summers day in the south-facing rear garden, complete with a bar, which is perfect for entertaining family and friends, or playing an array of games in the summer house!

Key Features

- Modern Terraced family Home.
- 3 Generous-Sized Bedrooms.
- Spacious Living Room.
- Modern Kitchen/Diner.
- Summer House & Bar.
- South Facing Rear Garden.
- Highly Sought-After Fryerns Location.
- Within Close Proximity To Basildon Mainline Station.

**Offers in Excess of
£320,000**

Cattawade Link, Basildon

Entrance

Double glazed panelled door leading to:

Entrance Hallway

Stairs leading to first floor accommodation, opens to:

Kitchen/Diner

17' 3" x 9' 7" (5.25m x 2.92m)

Double glazed windows to front aspect, fitted with a range of base & wall mounted units, roll top work surfaces incorporating stainless steel sink & drainer, space & plumbing for appliances, cupboard housing 2 years old combination boiler, smooth ceiling, tiled flooring.

Living Room

15' 9" x 13' 1" (4.80m x 3.98m)

Double glazed windows to rear aspect, electric fireplace, coving to smooth ceiling, wooden flooring, double glazed panelled door leading to rear garden.

Bedroom 1

13' 3" x 12' 6" (4.04m x 3.81m)

Double glazed window to rear aspect, coving to smooth ceiling, carpet flooring.

Bedroom 2

13' 0" x 10' 1" (3.96m x 3.07m)

Double glazed window to rear aspect, walk in wardrobe area, coving to smooth ceiling, carpet flooring.

Family Bathroom

Obscure double glazed windows to front aspect, panelled bath with raised shower system over, wash hand basin, low level W/C, fully tiled walls, smooth ceilings, tiled flooring.

Bedroom 3

9' 0" x 8' 7" (2.74m x 2.61m)

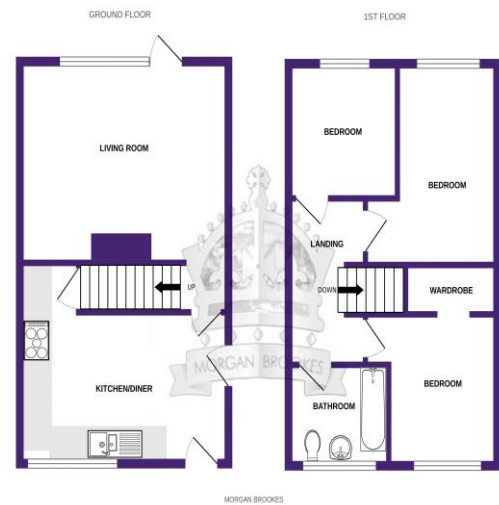
Double glazed windows to rear aspect, coving to smooth ceiling, carpet flooring.

Rear Garden

South facing, decked seating area, patio area, summerhouse with power & lighting, bar area.

Front Of Property

Shared block paved walkway leading to front entrance, remainder laid to raised shingles.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee is given that they are in working order or that they will be replaced.

Local Authority Information

Basildon Borough Council

Council Tax Band: C

01268 755626

morganbrookes.co.uk

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£320,000

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.