



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Gobions, Basildon



**Morgan Brookes believe** - This three bedroom terraced home located in the popular area of Langdon Hills is perfect for families and commuters. Situated just moments away from the C2C Mainline station & within catchment area for Woodlands and Leigh Chapel South Schools. Space is no issue with three great sized bedrooms and a large living room to match.

### Key Features

- Available First of July.
- Spacious Living Room & 3 Bedrooms.
- Permit Parking.
- Near to Basildon Hospital.
- Easy access to C2C Mainline Station.
- Catchment for Woodland School.
- Catchment for Leigh Chapel South School.
- Call Morgan Brookes.

**Monthly Rental Of  
£1,600**

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[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Gobions, Basildon

## Front Garden

Steps down to front door, raised boarders.

## Entrance

Double glazed obscured panelled door leading to hall.

## Hall

Radiator, vinewood effect flooring, stairs to first floor.

## Living Room

**11' 2" x 16' 5" (3.40m x 5.00m)**

Carpet and coving textured ceiling, radiator, double glazed bay window, doors leading to dining area, wall lights.

## Kitchen

**7' 3" x 18' 11" (2.21m x 5.76m)**

Tiled floor, textured ceiling, under stairs storage, roll top work surfaces with splash backs incorporating sink, radiator, double glazed window to rear, double glazed door leading to rear, open to dining area, space for washing machine, oven, door leading to lounge, part tiled walls.

## Landing

Carpet, loft access, wall light.

## Bedroom One

**11' 11" x 10' 4" (3.63m x 3.15m)**

Carpet, radiator, double glazed window to front, fitted wardrobes including over head units, bedside units.

## Bedroom Two

**10' 5" x 8' 8" (3.17m x 2.64m)**

Carpet, radiator, double glazed windows to rear, build in wardrobe, boiler.

## Bedroom Three

**7' 1" x 7' 5" (2.16m x 2.26m)**

Carpet, double glazed window to front, radiator.

## Bathroom

Pedestal hand basin, low level w/c, panelled bath with shower, obscured double glazed window to rear.

## Garden

Side access, patio area steps down, remainder laid to lawn, close fence, shed.

## Additional Information

Price: £1,600 pcm

Deposit: £1,846.15

Length of Tenancy: Minimum of 6 months

Council Tax: C

Available: 1st July

## Local Authority Information

Basildon Borough Council

**Council Tax Band: C**

**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.