



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Honey Pot Lane, Basildon



**Morgan Brookes believe** - This recently renovated three bedroom terraced house is perfect for families and commuters. Being moments away from the Basildon Mainline station and within close proximity to a multitude of schools. Call today to arrange a viewing!

### Key Features

- Available Now!
- 3 Bedrooms.
- Recently refurbished.
- Near to Basildon Hospital.
- Easy access to C2C Mainline Station.
- Spacious Garden.
- Call Morgan Brookes to view.

**Monthly Rental Of  
£1,800**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



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

# Honeypot Lane, Basildon

## Entrance

Wood panelled door leading to:

## Entrance Hall

12' 8" x 5' 11" (3.86m x 1.80m)

Stairs, radiator, door leading to:

## Living Room

22' 1" x 12' 10" (6.73m x 3.91m)

Double glazed window to front aspect, fitted fire place, two radiators, double glazed window to rear aspect.

## Kitchen

9' 3" x 8' 11" (2.82m x 2.72m)

Double glazed window to rear aspect, double glazed panelled door leading to garden.

## Landing

7' 0" x 7' 10" (2.13m x 2.39m)

Door leading to:

## Bedroom 1

12' 9" x 11' 3" (3.88m x 3.43m)

Double glazed window to front aspect, cupboard housing valiant combi boiler, radiator, smooth ceiling.

## Bedroom 2

9' 4" x 11' 3" (2.84m x 3.43m)

Double glazed window to rear aspect, radiator, smooth ceiling.

## Bedroom 3

9' 1" x 7' 10" (2.77m x 2.39m)

Double glazed window to front aspect, over stairs storage area, radiator, smooth ceiling.

## Bathroom

7' 9" x 5' 5" (2.36m x 1.65m)

Obscure double glazed window to rear aspect, double shower cubicle, vanity hand basin, low level W/C, complimentary tiles.

## Rear Garden

Seating area, remainder laid to lawn, storage to rear, gated rear access.

## Front garden

Mainly laid to lawn, path to front door.

## Additional Informtaion

Price: £1,800 pcm

Deposit: £2,076.92

Length of Tenancy: Minimum of 6 months

Council Tax: C

Available: Now

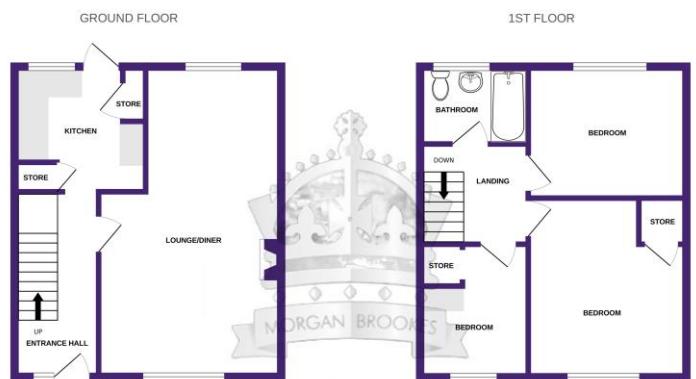
## Directions & Parking

For parking we recommend you park in the Eastgate ASDA Shopping Centre Car Park you get 3 hours of free parking. as around the property is all permit parking.

(63 Southernhay Basildon SS14 1EU, Car Park 5)

If you wish to park at the property it is not the end with the church it is the other end of Honeypot Lane if you still wish to park at the property.

(60 Honeypot Lane, Basildon, SS14 2LJ)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions. The Agent is not responsible for any errors or omissions. The services, systems and appliances shown herein have not been tested and no guarantee as to their operability or efficiency can be given. Made with Stairtop 10/2014

**Local Authority Information**  
Basildon Borough Council  
**Council Tax Band:**

01268 755626

morganbrookes.co.uk

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**£1,800**

### 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.