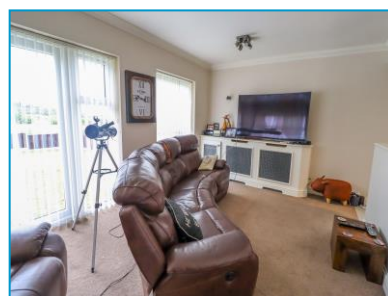




**MORGAN  
BROOKES**  
≡ ESTATE AGENTS ≡  
HELPING YOU GROW



## Brackendale Avenue, Basildon



**Morgan Brookes believe** - This charming two-bedroom detached bungalow is ideally located within walking distance to Pitsea Town Centre and Pitsea Mainline Train Station. Offering ample parking, a generous rear garden, and backing onto open fields, it provides a perfect blend of space, privacy, and convenience.

### Key Features

- Two Bedroom Detached Bungalow.
- Ample Parking.
- Large Rear Garden.
- Walking Distance To Pitsea Town Centre.
- Close To Pitsea Mainline Train Station.
- Backing Fields.
- Household Income: £46,400.00+ Per Annum Required For Affordability

**Monthly Rental Of  
£1,650**

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)

# Brackendale Avenue, Basildon

## Entrance Hallway

Doors leading to Bedrooms.

## Master Bedroom

**13' 10" x 9' 4" (4.21m x 2.84m)**

Double glazed bay window to front aspect, radiator, carpeted flooring.

## Second Bedroom

**10' 6" x 9' 5" (3.20m x 2.87m)**

Double glazed bay window to front aspect, radiator, carpeted flooring.

## Bathroom

**9' 0" x 6' 7" (2.74m x 2.01m)**

Obscured double glazed window to side aspect, open shower, wash basin and toilet, tiled flooring and walls.

## Living Room

**19' 0" x 10' 6" (5.79m x 3.20m)**

Double glazed patio doors to rear aspect, radiators, carpeted flooring, opening to kitchen.

## Kitchen

**10' 4" x 8' 8" (3.15m x 2.64m)**

Double glazed panelled door to side aspect, base and wall mounted units, oven and extractor fan, tiled flooring.

## Garden

Laid to lawn with views of farmland.

## Front of Property

Block paved driveway with parking for three vehicles.

## Additional Information

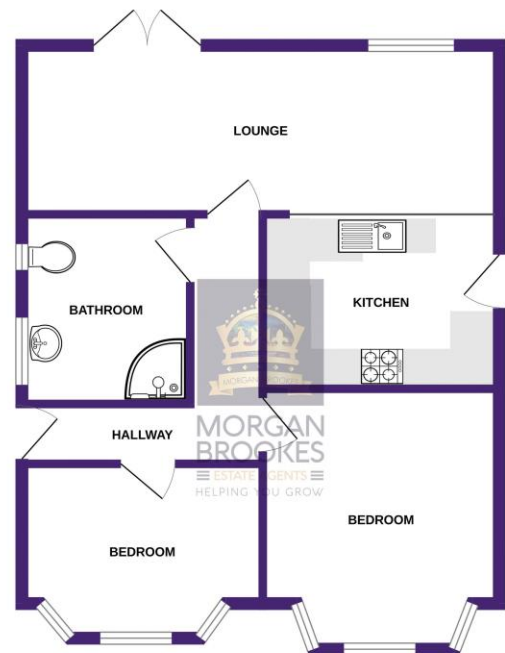
Rent £1,650.00 PCM

Deposit - £1,903.85

Length of Tenancy - 6 Months Minimum

Available: Now

GROUND FLOOR



MORGAN BROOKES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, 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 such by any prospective purchaser. The services, systems and appliances shown here are not listed and no guarantee is made with respect to their condition or efficiency can be given. Made with Hectopics 12/2023

## Local Authority Information

Basildon Borough Council

Council Tax Band: D

**01268 755626**

**morganbrookes.co.uk**

**Monthly Rental Of  
£1,650**

### 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.