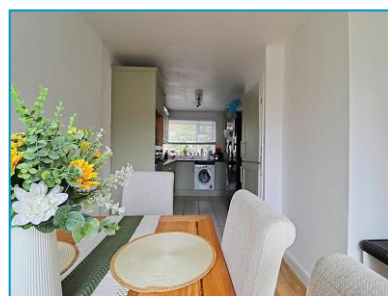
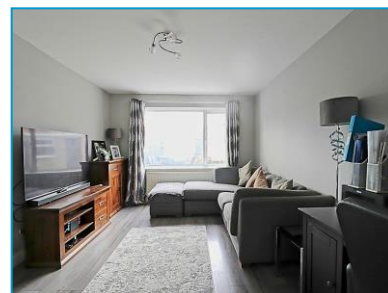




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



The Fremnells, Basildon



Morgan Brookes believe - This 3 bedroom terrace home is located in a sought after location within close proximity to local amenities, Basildon Train Station and easy access to the A127 & A130. The property boasts a 22' living room, 22' modern kitchen/diner and off street parking.

Our Sellers love - That the house is very spacious with a large open living area which they enjoy and 3 generous sized bedrooms. The location of their house is ideal with them having a choice of 3 beautiful park areas that are less than a 5 minute walk, along with easy access to both Pitsea and Basildon Town Centers and a set of local shops 2 minutes round the corner. This is a perfect starter home for a couple or young family.

Key Features

- Guide Price £350,000 - £360,000.
- Three Bedrooms.
- 22' Living Room.
- Modern Kitchen/Diner.
- Located Close To Local Amenities.
- Easy Access To The A127 & A130.
- Close To Basildon Station.
- Off Street Parking.
- Call Morgan Brookes Today!

**Guide Price £350,000 -
£360,000**

The Fremnells, Basildon

Entrance

Double glazed panelled door to:

Porch

7' 4" x 3' 0" (2.23m x 0.91m)

Obscure double glazed window to side aspect, wood effect flooring, door to:

Living Room

22' 3" x 11' 7" (6.78m x 3.53m)

Double glazed window to rear aspect, two radiators, stairs to first floor, understairs storage cupboard, wood effect flooring, smooth ceiling, opening to:

Kitchen/Diner

22' 9" x 8' 5" (6.93m x 2.56m)

Double glazed window to front aspect, double glazed sliding door to rear aspect, range of fitted wall and base units with work surfaces incorporating four point gas hob with extractor over, sink and drainer unit, fitted electric oven, integrated dishwasher & washing machine, space for appliances, built in storage cupboard incorporating combi boiler, radiator, smooth ceiling, tiled and wood effect flooring.

First Floor Landing

13' 5" x 3' 6" (4.09m x 1.07m)

Smooth ceiling with loft access, carpet flooring, doors to:

Bedroom 1

11' 7" x 11' 9" (3.53m x 3.58m)

Double glazed window to rear aspect, built in storage cupboard, radiator, coving to smooth ceiling, carpet flooring.

Bedroom 2

12' 6" x 8' 7" (3.81m x 2.61m)

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

Bedroom 3

6' 10" x 9' 5" (2.08m x 2.87m)

Double glazed window to front aspect, built in storage cupboard, radiator coving to smooth ceiling, carpet flooring.

Bathroom

7' 7" x 6' 2" (2.31m x 1.88m)

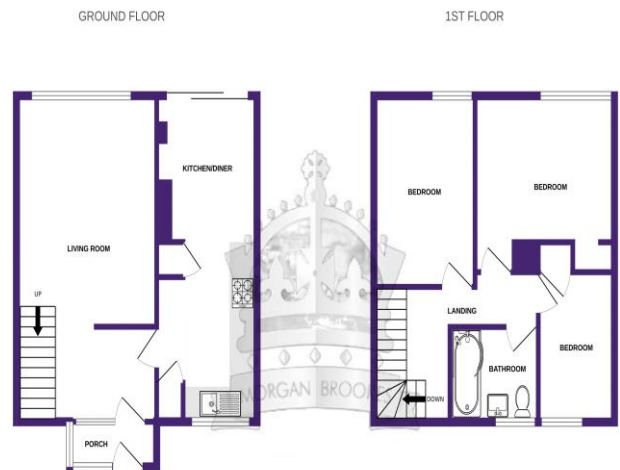
Obscure double glazed window to front aspect, panelled bath with raised shower system and shower screen, vanity unit incorporating hand basin & low level WC with concealed cistern, stainless steel heated towel rail, complimentary tiling to walls, smooth ceiling, wood effect flooring.

Rear Garden

Paved seating area from house, the remainder being laid to lawn with brick built shed, gated access to rear.

Brick Built Shed

Wood panelled door, double glazed window to front aspect.



While 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 errors, omissions or misstatements. The plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operation or efficiency can be given. Drawn with Morgan 12/05

Local Authority Information
Basildon Borough Council
Council Tax Band: C

01268 755626

morganbrookes.co.uk

Guide Price £350,000
- £360,000

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.