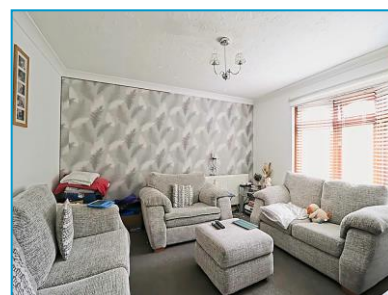




**MORGAN
BROOKES**
≡ ESTATE AGENTS ≡
HELPING YOU GROW



Parkside, Basildon



Morgan Brookes believe - This is a well presented home, offering excellent size accommodation throughout, priced keenly to sell and offered with no onward chain.

Our Sellers love - The convenience of the property positioned on a quiet road, close to local shops, amenities and Northlands Park.

Key Features

- Well Presented Throughout.
- Two Large Bedrooms.
- Over 17' Kitchen / Diner.
- Bathroom & Separate W/C.
- Gas Central Heating & Double Glazed Windows.
- Private Rear Garden.
- Close To Northlands Park, Shops & Amenities.

**Offers in Excess of
£250,000**

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND



morganbrookes.co.uk

Parkside, Basildon

Entrance

Double glazed panelled door leading to:

Entrance Hall

6' 0" x 5' 7" (1.83m x 1.70m)

Obscure double glazed window to front aspect, opens to:

Living Room

13' 9" x 11' 6" (4.19m x 3.50m)

Double glazed bay window to front aspect, radiator, coving to ceiling, carpeted flooring, door leading to:

Kitchen / Diner

17' 10" x 13' 2" (5.43m x 4.01m)

Double glazed french doors leading to rear garden, fitted with a range of base and wall mounted units, space and plumbing for appliances, roll top work surface with one and a half sink and drainer, splash back tiles, extractor fan, stairs leading to first floor landing, door leading to utility room.

Utility Room

7' 2" x 3' 11" (2.18m x 1.19m)

Obscure double glazed window to side.

First Floor Landing

12' 2" x 2' 7" (3.71m x 0.79m)

Double glazed velux window, airing cupboard, carpeted flooring, doors leading to:

Master Bedroom

14' 1" x 9' 8" (4.29m x 2.94m)

Double glazed window to front aspect, radiator, wood effect floor.

Second Bedroom

14' 0" x 7' 11" (4.26m x 2.41m)

Double glazed window to front aspect, radiator, wood effect flooring.

Bathroom

6' 6" x 5' 7" (1.98m x 1.70m)

Double glazed velux window, panelled bath, pedestal hand basin, complimentary tiles.

W/C

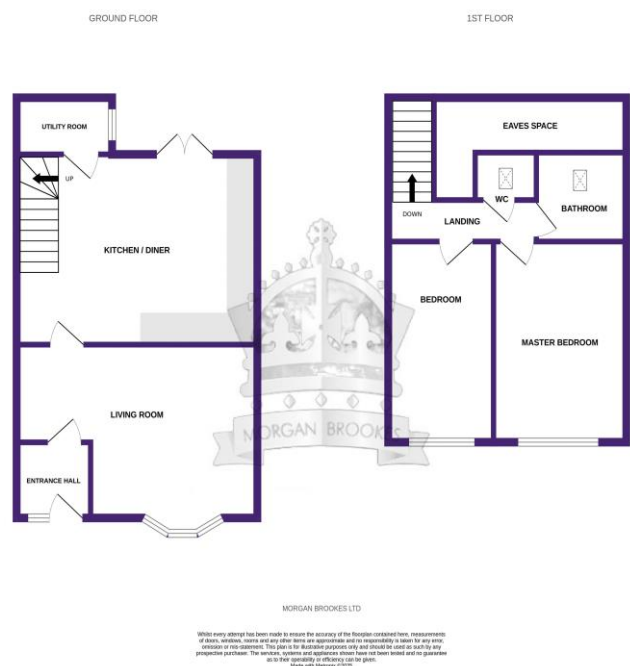
Double glazed velux window, low level W/C.

Rear Garden

Mostly laid to lawn, path to rear, trees and shrubs.

Front Garden

Mostly laid to lawn, path to front door, low fence to front with gate.



Local Authority Information
Basildon Borough Council
Council Tax Band: B

01268 755626

morganbrookes.co.uk

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£250,000**

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.