



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Bourne Close, Basildon



**Morgan Brookes believes** - Conveniently located to local transport link this end of terrace home has lots of potential, well proportioned rooms throughout & a good size unoverlooked rear garden.

**Our Sellers love** - Being located within walking distance to Victoria Park & easy access of local transport links & amenities.

### Key Features

- Three Bedrooms.
- End Of Terrace Home.
- Living / Dining Room.
- Unoverlooked Rear Garden.
- Close To Laindon Train Station.
- Easy Access To A127.
- Lots Of Potential.
- Call Morgan Brookes Today!

**£350,000**

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)

# Bourne Close, Basildon

## Entrance

Obscure double glazed panelled door to:

## Porch / Utility Room

Storage cupboard housing meters, space and plumbing for washing machine, wood effect laminate flooring.

## Hallway

**8' 2" x 4' 7" (2.49m x 1.40m)**

Stairs to first floor, radiator, two storage cupboards, wood effect laminate flooring, doors to:

## Ground Floor Cloakroom

Low level WC, vanity hand basin, complimentary tiling to walls, wood effect laminate flooring, smooth ceiling, extractor fan.

## Kitchen

**11' 3" x 7' 7" (3.43m x 2.31m)**

Double glazed window to rear aspect, double glazed door leading to rear garden, range of fitted base and wall mounted units, roll top work surface incorporating sink and drainer unit, electric hob with extractor over, fitted oven, integrated dishwasher & microwave, splash back tiling, larder cupboard, radiator, tiled flooring, smooth ceiling.

## Living / Dining Room

**15' 6" x 15' 1" (4.72m x 4.59m)**

Two double glazed windows to rear aspect, feature fireplace, radiator, two storage cupboards, wood effect laminate flooring, coving to smooth ceiling.

## First Floor Landing

**17' 8" x 6' 0" (5.38m x 1.83m)**

Double glazed window to front aspect, radiator, over stairs storage cupboard, coving to smooth ceiling, wood effect laminate flooring, doors to:

## Bedroom 1

**12' 9" x 10' 9" (3.88m x 3.27m)**

Double glazed window to rear aspect, built in wardrobes, radiator, wood effect laminate flooring, coving to smooth ceiling.

## Bedroom 2

**11' 9" x 6' 3" (3.58m x 1.90m)**

Double glazed window to rear aspect, radiator, wood effect laminate flooring, coving to smooth ceiling incorporating loft access.

## Bedroom 3

**11' 9" x 5' 9" (3.58m x 1.75m)**

Double glazed window to rear aspect, wood effect laminate flooring, smooth ceiling.

## Shower Room

**6' 2" x 5' 8" (1.88m x 1.73m)**

Obscure double glazed window to front aspect, double shower cubicle with raised shower system, vanity hand basin, wood effect laminate flooring, smooth ceiling.

## Separate WC

**4' 9" x 3' 6" (1.45m x 1.07m)**

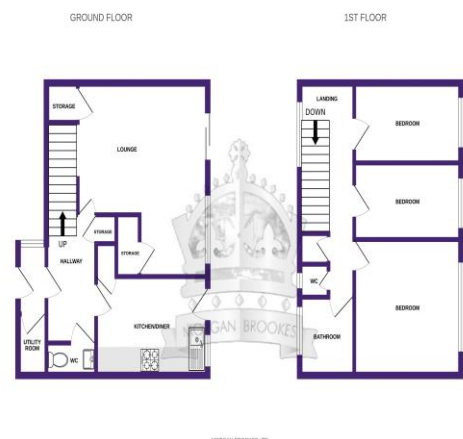
Obscure double glazed window to front aspect, concealed cistern WC, hand basin, wood effect laminate flooring, smooth ceiling.

## Rear Garden

Immediate block paved seating area with block paved path leading to shed, the remainder being laid to lawn. Side access gate.

## Front Of Property

Block paved with picket fence to boundaries. Side access gate leading to rear garden.



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

**01268 755626**

**morganbrookes.co.uk**

**£350,000**

### 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.