



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Pound Lane, Basildon



**Morgan Brookes Think** - This bungalow is the perfect first time buy, positioned on a large plot in a convenient location.

**Our Seller Loves** - The potential for re-development, subject to planning permission it could be possible to build your own four bed detached house on this plot.

### Key Features

- No Onward Chain.
- Detached Bungalow.
- Two Bedrooms.
- Large Living Room & Kitchen.
- Conservatory.
- Modern Bathroom.
- Good Size Plot.
- Detached Garage & Off Street Parking.
- Call Morgan Brookes Today To Book Your Viewing.

**£350,000**



# Pound Lane, Basildon

## Entrance

Double glazed panelled door leading to:

## Entrance Porch

Double glazed windows to front and side aspects, doors leading to:

## Living Room

14' 3" x 10' 0" (4.34m x 3.05m)

Double glazed window to side aspect, feature fitted fireplace, smooth ceiling, carpet flooring, doors leading to bedrooms, opening to inner hallway, doors leading to:

## Kitchen

11' 9" x 10' 10" (3.58m x 3.30m)

Obscure double glazed window to rear aspect, roll top work surfaces incorporating stainless steel sink and drainer, extractor over, built in storage cupboard, space and plumbing for appliances, Vinyl flooring, door leading to:

## Conservatory

11' 2" x 8' 7" (3.40m x 2.61m)

Double glazed windows to rear and side aspect, two sky lights, tiled flooring. double glazed door leading to garden.

## Master Bedroom

12' 6" x 8' 1" (3.81m x 2.46m)

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

## Second Bedroom

10' 0" x 7' 5" (3.05m x 2.26m)

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

## Bathroom

6' 7" x 5' 10" (2.01m x 1.78m)

Panelled bath, pedestal wash hand basin, low level W/C, part tiled walls and flooring.

## Garden

Paved seating area, remainder laid to lawn with shrub and flower planting areas, access to garage and driveway.

## Front Of Property

Decorative stone wall boundary, wrought iron gate accessing path leading to front entrance, remainder laid to lawn with privacy hedge to front.

## Garage

Located to rear of property with parking to front.



MORGAN BROOKES  
TOTAL APPROX. FLOOR AREA 655 SQ. FT. (61.3 SQ. M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of actual internal spaces and any other dimensions are approximate and no responsibility is taken for any error prospective purchaser. The services, systems and appliances shown herein have not been tested and no guarantee is given by the General Agent, Morgan Brookes Ltd.  
www.morganbrookes.co.uk

## Local Authority Information

Basildon Borough Council

Council Tax Band: D

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.