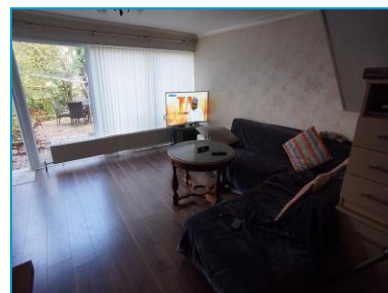




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Wickhay, Basildon



Morgan Brookes believes - This great size family home offer fantastic accommodation throughout, ideally suited to first time buyers and buy to let investors.

Our Seller loves - Their spacious living/dining room which gives direct access to the low maintenance garden as well as being close to local schools and amenities.

Key Features

- Well Proportioned Family Home.
- Three Good Size Bedrooms.
- Large Living / Dining Room.
- Family Bathroom.
- Low Maintenance Garden.
- Off Street Parking & Garage (In A Block).
- Popular Lee Chapel North Location.
- Walking Distance To Basildon Mainline Train Station.

£270,000

Wickhay, Basildon

Entrance

Double glazed panelled door leading to:

Entrance Hallway

Built in storage cupboard, doors leading to:

Living / Dining Room

20' 3" x 14' 8" (6.17m x 4.47m)

Double glazed window to rear aspect, stairs leading to first floor accommodation, radiator, wood effect flooring, double glazed patio door leading to garden.



Kitchen

9' 1" x 8' 1" (2.77m x 2.46m)

Double glazed window to front aspect, fitted with a range of base and wall mounted units, roll top work surfaces incorporating one and half bowl sink and drainer, wall mounted boiler, space and plumbing for appliances, tiled walls, tile effect flooring.

First Floor Landing

Built in storage cupboard, carpet flooring, door leading to:

Master Bedroom

10' 1" x 9' 8" (3.07m x 2.94m)

Double glazed window to front aspect, radiator, carpet flooring.

Second Bedroom

11' 8" x 7' 3" (3.55m x 2.21m)

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

Third Bedroom

12' 2" x 7' 1" (3.71m x 2.16m)

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

Family Bathroom

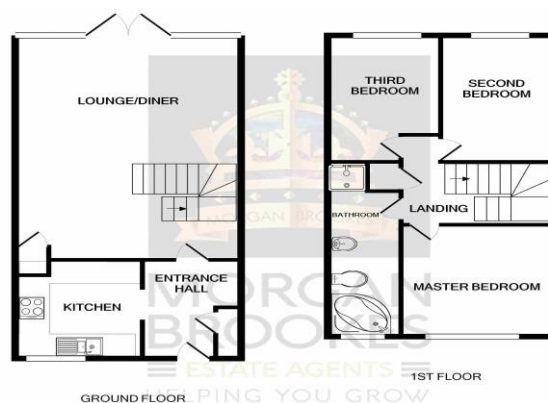
Obscure double glazed window to front aspect, panelled corner bath, pedestal wash hand basin, low level W/C, radiator, tiled walls and flooring.

Garden

Block paved with established trees to rear, gated rear access.

Front Of Property

Block paved drive way, path to main entrance. garage in block.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority Information

Basildon Borough Council

Council Tax Band: C

01268 755626

morganbrookes.co.uk

£270,000

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.