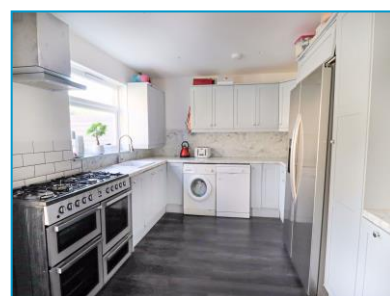
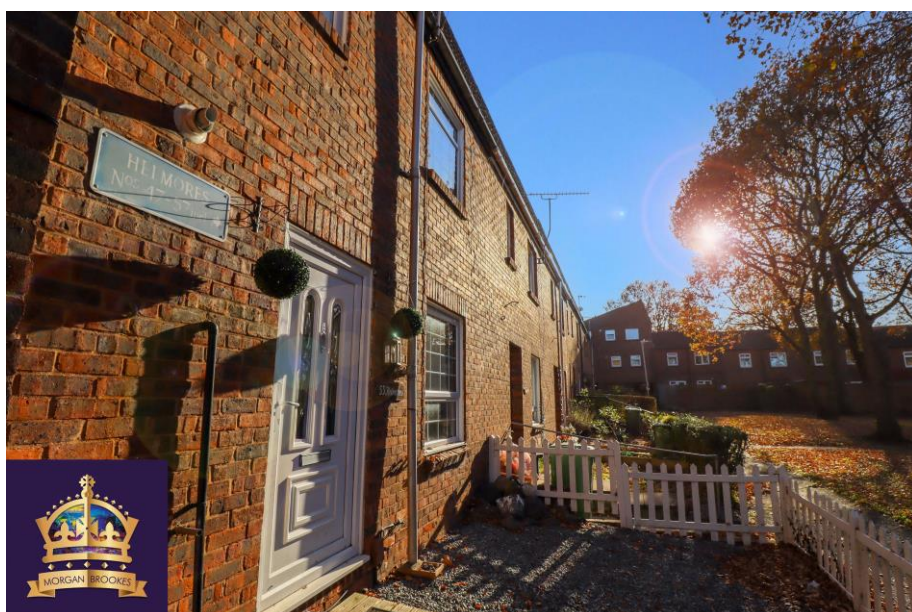




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Helmores, Basildon



Morgan Brookes believe - This fantastic end terrace property is modern throughout, having been lovingly renovated by the landlord to provide someone a beautiful & comfortable home. Benefitting from large bright rooms, lovely garden with entertaining area, perfect to enjoy with family & friends. Off street parking, close to local shops & a short distance to Laindon Mainline station for a 35-minute journey into London Fenchurch Street. Call Morgan Brookes to arrange your viewing.

Key Features

- End Terrace House.
- Available Beginning Of January.
- Three Double Bedrooms.
- Modern Throughout & Fantastic Outdoor Entertaining Area.
- Ground Floor W/C.
- Built In Wardrobes.
- Off Street Parking Facilities.
- Short Walk To Laindon Mainline Station.
- No Pets & Non Smokers Please.

**Monthly Rental Of
£1,400**

Helmores, Basildon

Entrance

Double glazed obscure door leading to:

Hallway

14' 0" x 7' 7" (4.26m x 2.31m)

Stairs leading to first floor accommodation, under stairs storage, radiator, smooth ceiling, wood effect flooring, doors leading to all rooms:

Living Room

16' 7" x 10' 2" (5.05m x 3.10m)

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

Kitchen / Breakfast Room

17' 8" x 9' 11" (5.38m x 3.02m)

Double glazed window to rear aspect, double glazed patio doors leading to garden, fitted with a range of base & wall mounted units, marble effect roll top work surfaces incorporating butler sink & detachable spray hose tap, tiled splash backs, free standing double oven with 7 ring hob, American fridge freezer with ice dispenser, dishwasher and washing machine, utility cupboard, radiator, smooth ceiling, wood effect flooring.

Ground Floor W/C

3' 5" x 2' 10" (1.04m x 0.86m)

Wall mounted sink with mirror over, low level W/C, radiator, smooth ceiling, tiled flooring.

First Floor Landing

13' 4" narrowing to 8' 4" x 8' 5" (4.06m x 2.56m)

Stairs to ground floor, chandelier style light, motion sensor lights, radiator, smooth ceiling, carpet flooring, doors leading to all rooms:

Master Bedroom

13' 10" x 9' 1" (4.21m x 2.77m)

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

Second Bedroom

11' 10" narrowing to 9' x 10' 10" (3.60m x 3.30m)

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

Third Bedroom

8' 8" x 7' 7" (2.64m x 2.31m)

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

Shower Room

11' 3" x 4' 10" (3.43m x 1.47m)

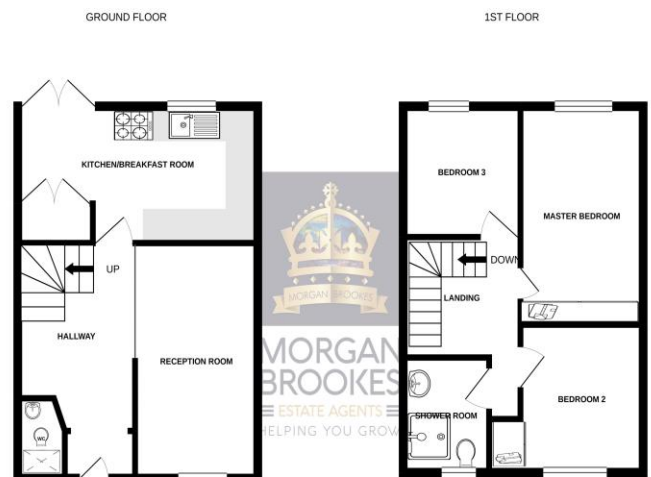
Double glazed obscure window to front aspect, double walk-in shower with rainfall shower head and additional detached able shower head, glass partition wall, wall mounted hand basin with storage, low level W/C, heated towel rail, smooth ceiling, full tiled walls, tiled flooring.

Rear Garden

Decked entertaining area from property with overhead pergola, laid to lawn area, paved entertaining area at rear, access to shed, power point, outside water tap.

Front of Property

Gate leading to front door, gated side access, parking in communal area.



We warrant every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling, doors and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given. Date: 10/06/2022

Local Authority Information

Basildon Borough Council

Council Tax Band: C

01268 755626

morganbrookes.co.uk

**Monthly Rental Of
£1,400**

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.