



**DAVID ABBOTT**  
Estate Agents



**Briscoe Road, Basildon, SS13 1AD**

**Offers over £250,000**



# Briscoe Road, Basildon, SS13 1AD

GUIDE PRICE £250,000 - £260,000

DAVID ABBOTT ESTATE AGENTS - Are pleased to offer to the sales market this spacious TWO DOUBLE BEDROOM end terrace house. The property is situated in a popular and convenient location, being accessible to local shops, schools and Pitsea railway station (C2C). Accommodation comprises of an entrance hall, cloakroom, open plan kitchen/diner, lounge and utility room. On the first floor are two double bedrooms and a modern bathroom. To the rear is a neat garden. OFFERED WITH VACANT POSSESSION. To view call DAVID ABBOTT ESTATE AGENTS on 01268 498355. EPC Band C.

## Entrance Hall

A double glazed entrance door with side screen leads to the entrance hall. Loft access.

## Cloakroom

Wash hand basin and low level w.c. Plumbing for washing machine. Radiator. Double glazed window to front aspect.

## Kitchen/Diner 13'2" x 17'9" into stair recess. (4.01m x 5.41m into stair recess.)

Roll top work surfaces with a range of light coloured base units. Stainless steel sink unit with mixer tap. Spaces for appliances. 2 radiators. Stairs to first floor with under stair cupboard. Wall mounted combination boiler. Double glazed window to front aspect. Open to lounge.

## Lounge 13'3" x 11'8" (4.04m x 3.56m)

Coved ceiling. Double glazed window to rear aspect. Radiator.

## Utility Room 13'3" x 5'7" (4.04m x 1.70m)

Double glazed door and window to rear. Radiator.

## Landing

Built in airing cupboard. Store cupboard. Skylight window.

## Bedroom One 14'6" x 9'6" (4.42m x 2.90m)

Double glazed window to rear aspect. Fitted wardrobe. Radiator.

## Bedroom Two 14'6" x 8'7" (4.42m x 2.62m)

Double glazed window to rear aspect. Loft access. Double glazed window to flank aspect. Radiator.

## Bathroom/W.C

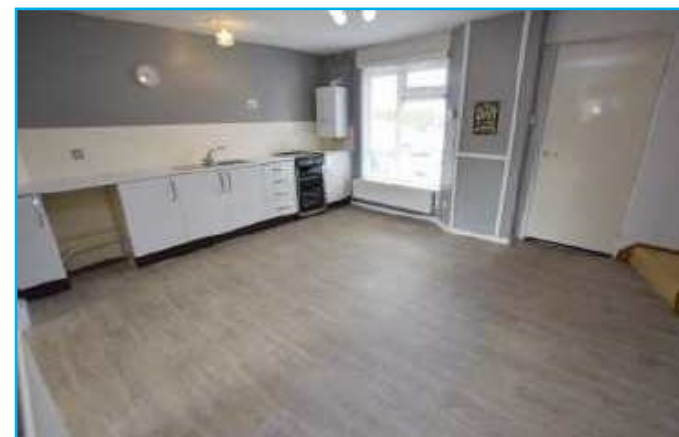
A modern 3 piece white suite comprising of a bath with shower screen, mixer tap and drench head shower and shower attachment. W.C and wash hand basin with vanity unit below. Tiled floor and walls. Ladder style towel rail. Skylight window.

## Rear Garden

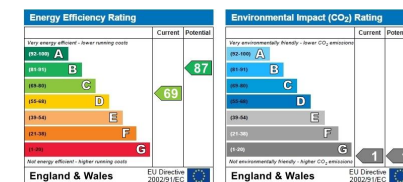
A low maintenance rear garden with patio and shrubs.

## Parking

Ample communal parking is available



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- 1: These particulars do not constitute part or all of an offer or contract.
- 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 3: David Abbott Estate Agents has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 4: David Abbott Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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