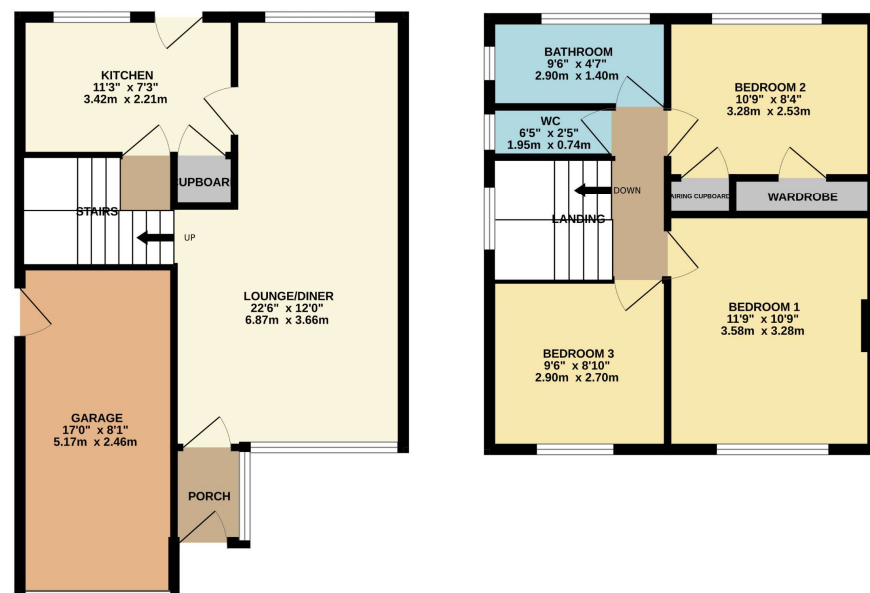


GROUND FLOOR

1ST FLOOR



CHILHAM CLOSE

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
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| (92-) | A | 84 |
| (81-91) | B | |
| (69-80) | C | 69 |
| (55-68) | D | |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



Chilham Close, Basildon, Essex, SS13 2AQ | Guide Price £400,000 to £425,000

- Corner plot - space to extend (strpc)
- Garage
- Bedroom 3: 9'6" x 8'10"
- Approx 1 mile to Pitsea (C2C0 station)
- Porch
- No through road



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Guide Price: £400,000 to £425,000. Situated in the popular Eversley area is this corner plot positioned house offering scope for extension (strpc). Features; three good size bedrooms, off street parking and garage and is within approx (mile of C2C station. EPC tbc.

Entrance Porch:
Double glazed window to side. Radiator. Ceramic tiled flooring. Door to lounge/diner.

Lounge/Diner: 22'6" x 12' < 8'10" (6.86m x 3.66m < 2.7m)
Double glazed windows to front and rear. Two radiators. Fitted carpet. Stairs leading to first floor. Door to kitchen.

Kitchen: 11'3" x 7'3" (3.43m x 2.2m)
Double glazed window and door to rear. Range of base and eye level units. Roll top work surfaces. Inset stainless steel single drainer sink unit with mixer tap. Integrated washing machine, fridge and electric fan over. 4 ring gas hob.

Landing:
Double glazed window to side. Fitted carpet. Access to loft space which we understand is insulated and part boarded. Doors to:

Bedroom 1: 11'9" x 10'9" (3.58m x 3.28m)
Double glazed window to front. Radiator. Fitted carpet. Sharps fitted dresser and shelf.

Bedroom 2: 10'9" (3.28) x 8'4" (2.54) + wardrobes.
Double glazed window to rear. Radiator. Fitted carpet. Built-in wardrobe 7'4" x 2' plus a cupboard housing combi boiler (with radiator) fitted 2022.

Bedroom 3: 9'6" x 8'10" (2.9m x 2.7m)
Double glazed window to front. Radiator. Fitted carpet. Fitted sharps wardrobe and dresser/work desk.

WC:
Double glazed window to side. Ceramic tiled flooring. Low flush wc

Bathroom: 9'6" x 4'7" (2.9m x 1.4m)
Double glazed windows to rear and side. Heated towel rail radiator. Ceramic tiled flooring. Suite comprising: panelled bath with mixer tap, electric shower over, fitted shower screen. Inset sink to full width vanity unit with plentiful storage.

Plot:
A generous corner plot with fenced rear and side garden being 38' wide max 31 deep rear garden. The plot extends beyond the fenced garden and is maximum plot width of approx 52'

Parking:
Parking for two vehicles is provided leading to:

Garage: 17' x 8'1" (5.18m x 2.46m)
With power and light connected. Up and over door. Double glazed door to side.

Council Tax Band:
D.

