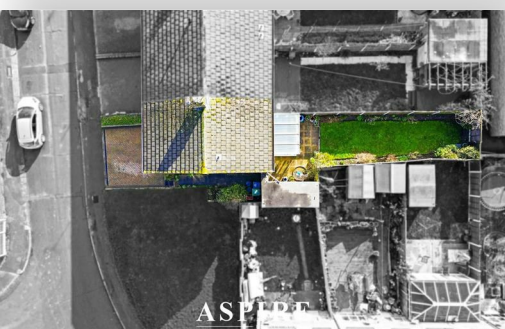


To arrange a viewing contact us  
today on 01268 777400



ASPIRE



## Paslowes, Basildon Guide price £300,000

\*\*\*GUIDE PRICE OF £300,000-£325,000\*\*\*

Aspire Estate Agents Basildon are delighted to present this spacious two-bedroom end of terrace home, perfectly combining comfort, style, and convenience.

Internally, you are greeted by an entrance hall, complete with stairs and a handy under-stairs storage cupboard, which provides access to all rooms. The lounge is generously proportioned and ideal for entertaining guests. The kitchen offers plenty of cupboard and worktop space and opens directly into the conservatory, currently used as a dining area. The conservatory features south-west facing French doors leading to the garden, ensuring a bright and airy space throughout the day.

The first floor hosts two well-sized bedrooms. The master bedroom benefits from built-in wardrobes and additional storage cupboards, providing ample space for all your belongings. The second bedroom also offers plenty of space for a double bed and additional furniture. The first floor is completed by a three-piece bathroom suite, including a shower over the bath.

Externally, the property features a south-west facing rear garden, perfect for enjoying the sun for most of the day, and a brick-built outbuilding. To the front, there is driveway parking for two vehicles, with plenty of additional on-street parking available for visitors.

Council Tax Band: B

Entrance hall

Lounge 13'9 x 12'4

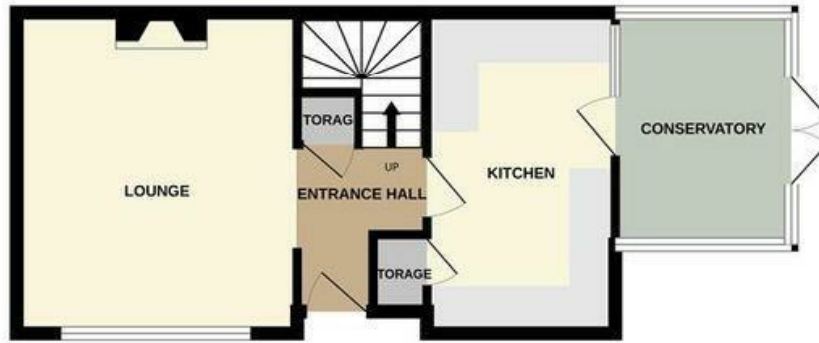
Kitchen 13'4 X 7'10

Conservatory (9'10 X 7'5

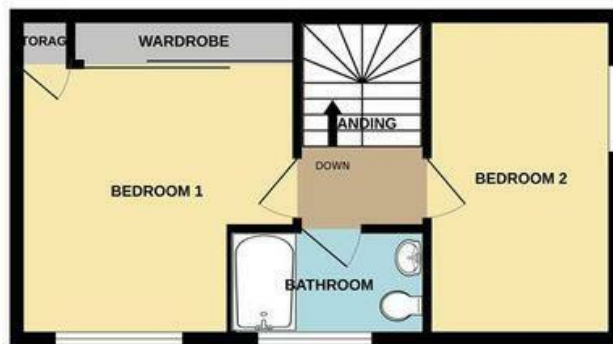
Bedroom 1 13'9 x 12ft

Bedroom 2 13'4 X 7'11

GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 sq.m.) approx.  
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.  
Made with Metropix C0226

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.