



Guide Price
£325,000

Freehold

2x  1x  1x 

**Warwick Place, Langdon
Hills, Basildon, Essex,
SS16**

OVER 60?

Secure this property
for up to **59% less!**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- 2 bedroom terraced house perfect for a first time buyer
- Conservatory
- 2 allocated parking spaces
- Side and rear access into the garden
- Located in the sought after area of Langdon Hills and close to the Nature Reserve
- Close to Laindon mainline station

Accommodation

GROUND FLOOR

Entrance Hallway
 Kitchen: 9'2 x 8'1 (2.80m x 2.47m)
 Lounge/Diner: 15'2 x 11'8 (4.63m x 3.56m)
 Conservatory : 9'7 x 9'7 (2.92m x 2.92m)

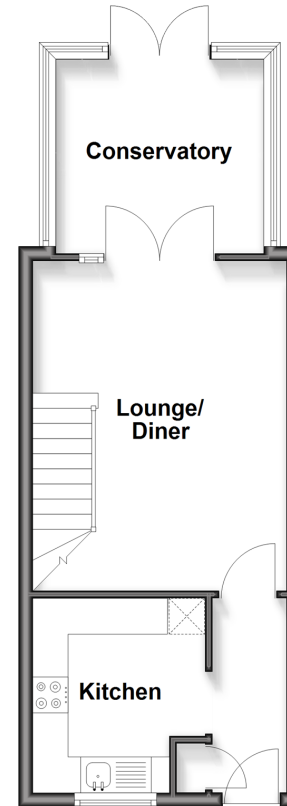
FIRST FLOOR

Landing
 Bedroom 1: 12'2 x 10'0 (3.71m x 3.05m)
 Bedroom 2: 11'8 x 5'8 (3.56m x 1.73m)
 Bathroom

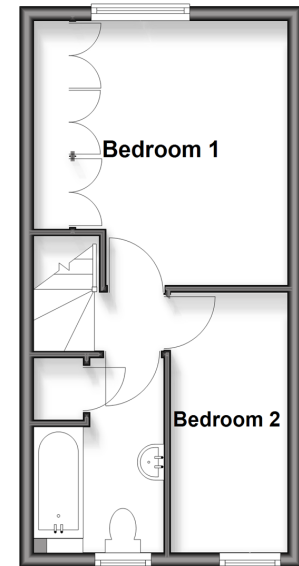
OUTSIDE

Rear Garden
 2 Allocated Parking Spaces
 Front Garden

Ground Floor
 Approx. 34.9 sq. metres (375.6 sq. feet)



First Floor
 Approx. 26.6 sq. metres (286.6 sq. feet)



Call Basildon - 01268 293993 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please check with the Local Authority before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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