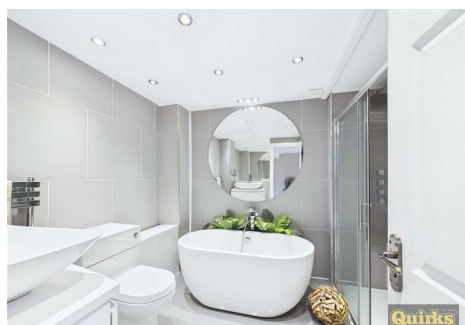




Queens Road,, Laindon, Basildon

Asking Price £460,000

- TERRACED HOUSE
- OPEN PLAN LOUNGE/KITCHEN
- TWO BATHROOMS
- EPC RATING C
- FOUR BEDROOMS
- LOFT CONVERSION
- SOUGHT AFTER LOCATION

Situated in the ever popular Steepleview location Quirks are delighted to be able to offer to the market for sale this extended 4 bedroom terraced house which has been tastefully modernized by the current vendors. The property offers ample living accommodation with a loft conversion incorporating a lounge, bedroom, shower room and kitchenette. Other benefits include off street parking for 2 cars plus garage and an internal viewing comes highly recommended.

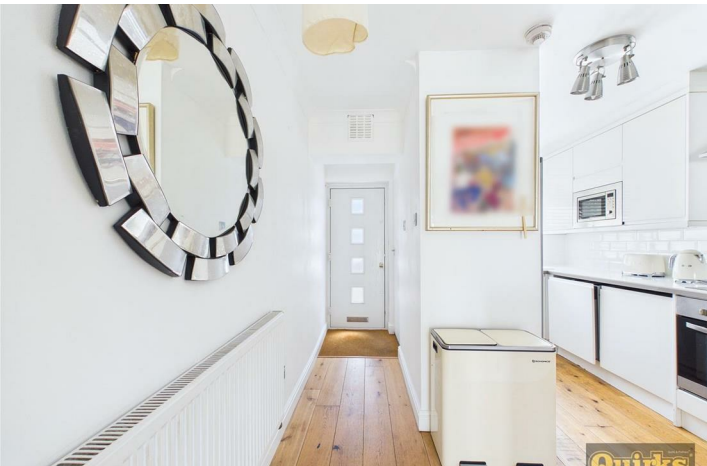
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 C

Council Tax Band: C



ENTRANCE

Enter through composite glass panelled door into Hallway.

HALLWAY

Laminate flooring leading into open plan lounge/kitchen

LOUNGE/KITCHEN

28'5 x 19'1 narrows to 10'4 L-SHAPED Laminate flooring, two radiators, selection of fitted wall & base units with work surfaces and tiled splashbacks, breakfast bar, 1 1/2 bowl sink and drainer unit with mixer tap, integrated electric oven and hob with extractor hood, integrated microwave oven, integrated dishwasher and washing machine, staircase to first floor, double glazed window to front aspect with double glazed patio doors and window to rear aspect.

LANDING

Carpeted flooring, doors to three bedrooms and family bathroom, stairs to second floor.

BEDROOM

16'3 x 9'7
Laminate flooring, radiator, built in wardrobes, two double glazed windows to front aspect.

BEDROOM

10'8 x 8'4
Laminate flooring, radiator, double glazed window to rear aspect.

BEDROOM

8'4 x 7'9
Laminate flooring, radiator, double glazed window to rear aspect.

BATHROOM

9'7 x 7'9
Tiled flooring, tiled walls, heated towel rail, four piece suite consisting of freestanding bath, walk in shower cubicle with glass screen, wash hand basin with vanity unit, low level wc.

LOFT CONVERSION

Consists of LOUNGE 14'1 x 10'10, laminate flooring, electric heater, double glazed doors with Juliet balcony to rear aspect.

BEDROOM 11'2 x 7'7, laminate flooring, electric heater, double glazed doors and Juliet balcony to rear aspect, SHOWER ROOM 9'5 x 4'11 laminate flooring, walk in shower with Victorian style shower attachment and glass screen, stone effect wash hand basin with wooden shelving, low level wc, storage into eaves, double glazed Velux window, and



KITCHENETTE 6'6 x 6'5 with additional storage area, base units with wooden work surfaces, butler sink with Victorian style mixer tap, double glazed Velux window.

FRONT GARDEN

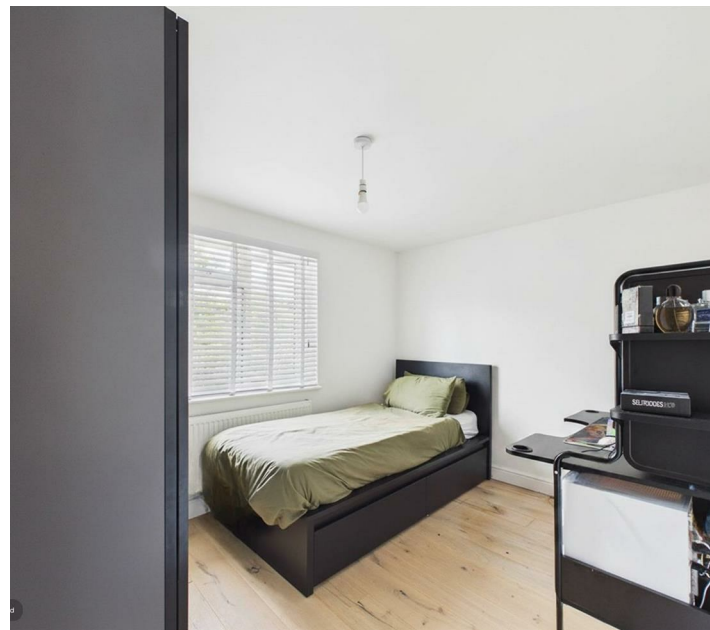
Off street parking for two cars plus access to garage.

REAR GARDEN

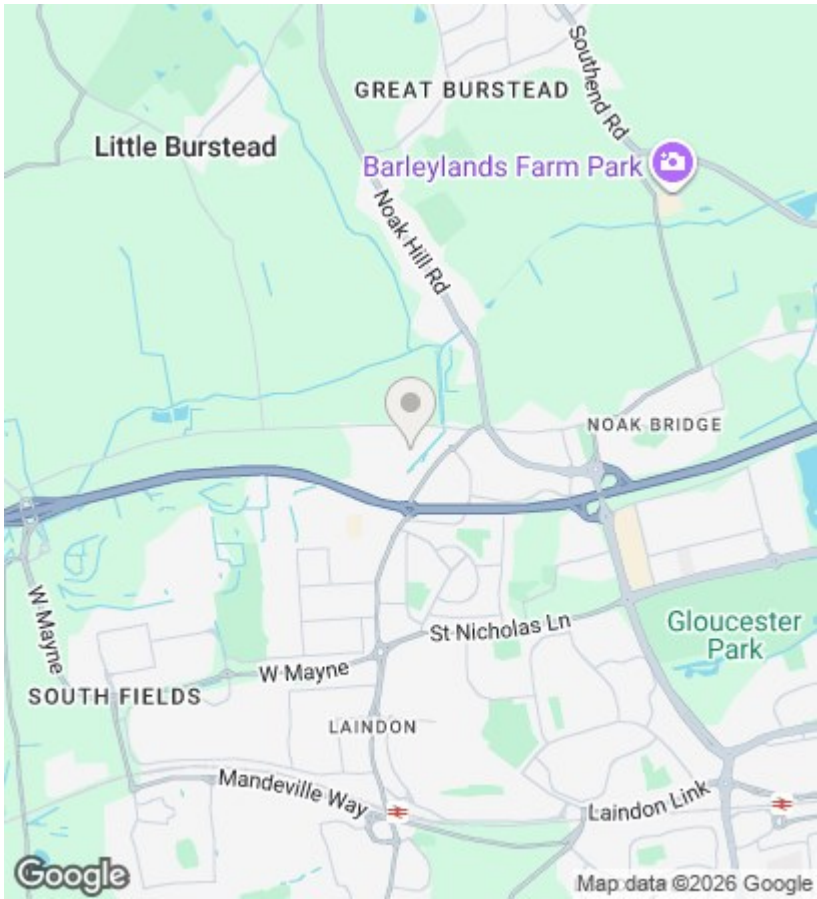
Decking area with astro turfed main section and wooden shed to rear to remain.

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.







EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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 	

