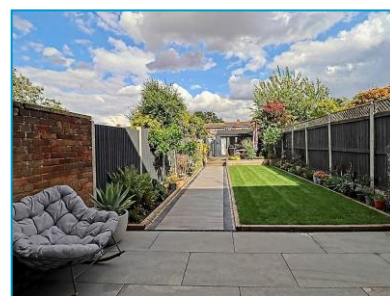




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Goldhanger Cross, Basildon



**Morgan Brookes believe** - A well presented two bedroom terraced home featuring a modern fitted kitchen and stylish shower room. Outside, the property benefits from a generously sized rear garden, complete with a cabin that will remain. Conveniently located within easy reach of local amenities, Mopsies Park, the A127, A13, and Basildon Town Centre.

**Our Sellers love** - Having a fully integrated modern kitchen & the cabin at the end of the garden has been ideal as their home office, with its own independent electricity supply and Cat 5 cabling as well as having off street parking to the front of their property.

### Key Features

- Well Presented Two Bedroom Family Home.
- Modern Fitted Kitchen.
- 19'5 Living / Dining Room.
- Modern Fitted Shower Room.
- Good Size Rear Garden With Cabin.
- Off Street Parking.
- Easy Access To A13 & A127.
- Easy Reach Of Town Centre & Mopsies Park.
- Call Morgan Brookes Today!

**£340,000**

# Goldhanger Cross, Basildon

## Entrance

Obscure double glazed panelled door to:

## Hallway

Stairs to first floor, understairs storage area, tiled flooring, opens to:

## Kitchen

**16' 7" x 8' 0" (5.05m x 2.44m)**

Double glazed window & double glazed panelled door to rear aspect, radiator, fitted with a range of base & wall mounted units, Quartz roll top work surfaces incorporating sink & drainer unit with boiler tap, 5 point induction hob, complimentary splash back tiling, fitted oven, full height integrated fridge/freezer, integrated dishwasher, smooth ceiling incorporating downlights, tiled flooring.

## Living / Dining Room

**19' 5" x 11' 10" (5.91m x 3.60m)**

Double glazed window to front aspect, double glazed bi folding doors to rear garden, two radiators, smooth ceiling, wood effect laminate flooring.

## First Floor Landing

**9' 0" x 8' 1" (2.74m x 2.46m)**

Double glazed window to front aspect, smooth ceiling incorporating loft access, carpet flooring, doors to:

## Bedroom 1

**16' 2" x 8' 7" (4.92m x 2.61m)**

Double glazed window to front aspect, radiator, over stairs storage area, smooth ceiling, carpet flooring.

## Bedroom 2

**11' 1" x 10' 6" (3.38m x 3.20m)**

Double glazed window to rear aspect, radiator, smooth ceiling, carpet flooring.

## Shower Room

Obscure double glazed window to rear aspect, double shower cubicle, low level WC, vanity hand basin, heated towel rail, complimentary tiling to walls, smooth ceiling, tiled flooring.

## Rear Garden

Paved seating area immediately from property, decorative stone pathway leading to rear Cabin, the remainder being laid to lawn with flower bed borders.

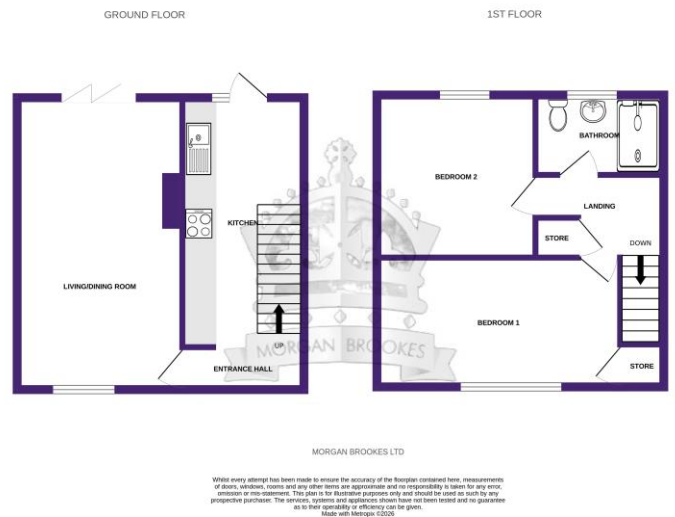
## Cabin

**12' 3" x 9' 0" (3.73m x 2.74m)**

French doors & windows to front aspect, power & light connected. The cabin is fitted with an independent power supply with Cat 5 cabling.

## Front Of Property

Blocked paved driveway offering off street parking for 2 cars.



**Local Authority Information**  
**Basildon Borough Council**  
**Council Tax Band: B**

**Sales | Lettings | Property Management**  
**01268 755626 morganbrookes.co.uk**

**£340,000**

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.