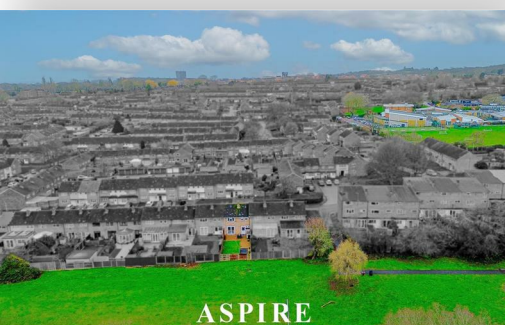


**To arrange a viewing contact us
today on 01268 777400**



Great Gregorie, Basildon Guide price £385,000

GUIDE PRICE OF £385,000-£395,000

Aspire Estate Agents Basildon are delighted to present this well-positioned three-bedroom mid-terraced home, located in a sought-after area and offered with no onward chain, making it an ideal purchase for first-time buyers and investors alike.

The property benefits from off-street parking, a combi boiler, and offers potential to extend to the rear (STPP), providing excellent scope to add value. The rear garden is not overlooked and backs onto a generous green space and children's play area, creating a peaceful and family-friendly setting. A rear gate provides direct access onto the open space, ideal for children to play football and enjoy the nearby park.

Internally, the accommodation is well-proportioned and arranged to suit modern family living. To the first floor, the property features a wet room and a separate WC, which could be knocked through to create a larger family bathroom, subject to the necessary works.

The location is a major highlight, falling within the catchment area for Lee Chapel Primary School, just 0.3 miles walking distance, while Woodlands Secondary School is approximately 0.7 miles away. Basildon Town Centre is within walking distance, offering a wide range of shops, restaurants, and amenities.

For commuters, Basildon Train Station is only 0.7 miles away, providing excellent connections into London Fenchurch Street via the c2c line. The property is also conveniently located close to the A13, offering strong road links, while Basildon Hospital is approximately 0.9 miles away.

An excellent opportunity to secure a well-located home with future potential in one of Basildon's most desirable areas.

Entrance Hall

1.95m x 1.68m (6' 5" x 5' 6")

Living Room

6.46m x 3.24m (21' 2" x 10' 8")

Kitchen

3.51m x 2.34m (11' 6" x 7' 8")

Dining Room

3.58m x 1.91m (11' 9" x 6' 3")

Landing

3.26m x 1.27m (10' 8" x 4' 2")

Bedroom One

3.31m x 3.55m (10' 10" x 11' 8")

Bedroom Two

3.79m x 2.83m (12' 5" x 9' 3")

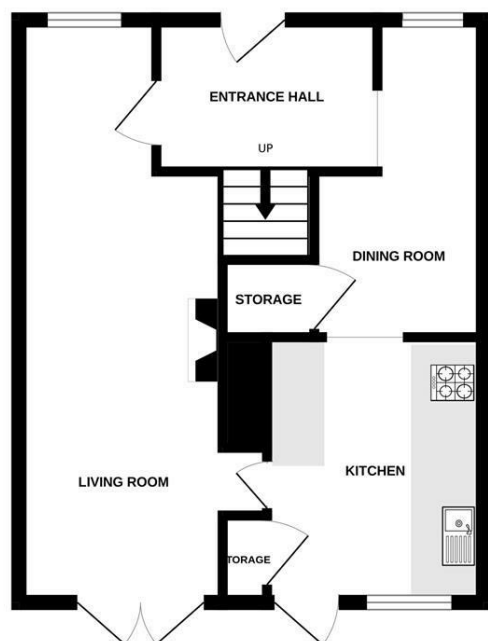
Bedroom Three

3.10m x 1.96m (10' 2" x 6' 5")

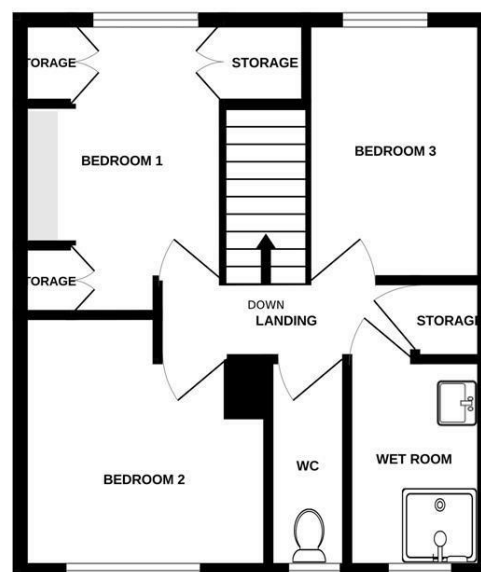
Wet Room

Separate Toilet

GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.



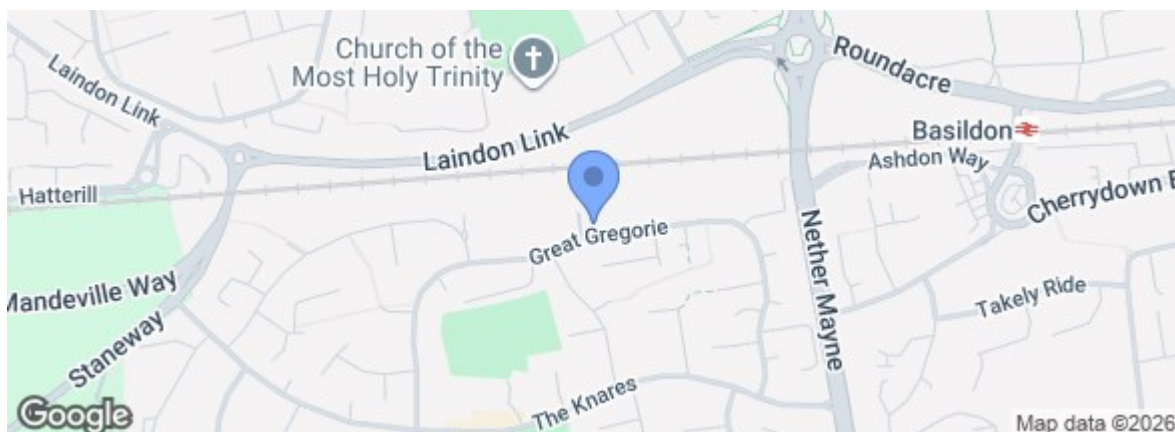
1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 785 sq.ft. (73.0 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.
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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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.