MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Burlington Court, Basildon

Morgan Brookes believe - A modern two-bedroom home featuring a spacious 18' living room, ideally situated in a quiet cul-de-sac close to local schools and amenities. The property benefits from off-street parking and offers an excellent opportunity for first-time buyers, downsizers, or investors.

Our Sellers love - That it was the perfect starter home for them to start a family. The property is spacious & in a beautiful quiet area, the neighbours are lovely. The back garden has the sun on it all day! It's local to lots of amenities and schools.

Key Features

- Beautifully Presented.
- Two Bedrooms.
- 18' Living Room.
- Modern Fitted Kitchen & Bathroom.
- Off Street Parking.
- Quiet Cul-De-Sac Location.
- Close To Local Amenities & Schools.
- Easy Access To A13 & A127.
- Call Morgan Brookes Today!

£300,000

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND
morganbrookes.co.uk

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Entrance
Obscure double glazed panelled door to:

Entrance Area
Larder unit, stairs to first floor, opens to:

Kitchen
10' 7'' x 8' 4'' (3.22m x 2.54m)
Double glazed window to front aspect, range of fitted base & wall mounted units, roll top work surfaces incorporating 1 & 1/2 bowl sink & drainer unit, 4 point electric hob with extractor hood over, fitted oven, integrated fridge/freezer & wine cooler, space & plumbing for appliances, smooth ceiling incorporating downlights, tiled flooring, door to:

Living / Dining Room
18' 9'' x 10' 9'' (5.71m x 3.27m)
Double glazed French doors to rear garden, under stairs storage area, media wall, electric panel heater, complimentary part panelled walls, coving to smooth ceiling, wood effect laminate flooring.

First Floor Landing
7' 0'' x 5' 9'' (2.13m x 1.75m)
Smooth ceiling incorporating downlights & loft access, carpet flooring, doors to:

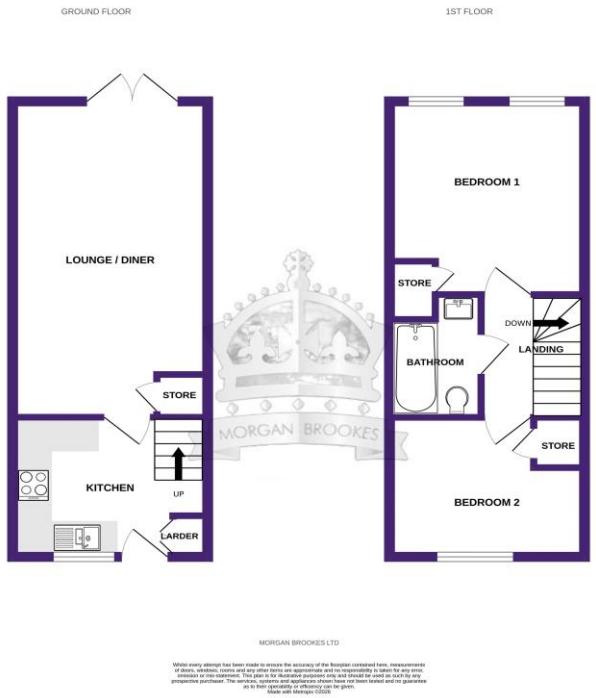
Bedroom 1
11' 6'' x 10' 8'' (3.50m x 3.25m)
2 Double glazed windows to rear aspect, built in storage area, electric panel heater, smooth ceiling, carpet flooring.

Bedroom 2
10' 8'' x 8' 8'' (3.25m x 2.64m)
Double glazed window to front aspect, over stairs storage area, electric panel heater, smooth ceiling, carpet flooring.

Bathroom
6' 11'' x 4' 7'' (2.11m x 1.40m)
Panelled bath with raised shower system & shower screen, vanity hand basin, low level WC, smooth ceiling incorporating extractor fan, complimentary tiling to walls, tiled flooring.

Rear Garden
Paved seating area the remainder being laid to lawn.

Front Of Property
Driveway offering off street parking.



Local Authority Information
Basildon Borough Council
Council Tax Band: B

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

£300,000

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.