

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Robinia Close, Basildon
Offers Over £290,000

A GREAT FIRST-TIME BUY OR INVESTMENT OPPORTUNITY

Cowling & Payne are pleased to bring to the market this well-presented TWO BEDROOM HOME, situated in a popular residential location in Laindon, Basildon.

Offering approximately 541 sq ft of accommodation, the property would make an ideal purchase for a FIRST-TIME BUYER looking to take their first step onto the property ladder, or an INVESTOR seeking a property with strong rental potential.

The ground floor accommodation comprises a welcoming entrance hall, a convenient GROUND FLOOR WC, a fitted kitchen and a well-proportioned LOUNGE/DINER, providing a comfortable space for both relaxing and entertaining.

To the first floor are TWO GOOD-SIZED BEDROOMS, together with a family bathroom. The master bedroom offers excellent space, while bedroom two provides a versatile room ideal for a child's bedroom, home office or guest room.

Located within a residential setting, 10 ROBINIA CLOSE offers a great combination of practical living space and excellent potential, making it an attractive option for both owner-occupiers and landlords alike.



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	

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

This policy is in place to respect the privacy, security and personal belongings of the property's occupants and owners.

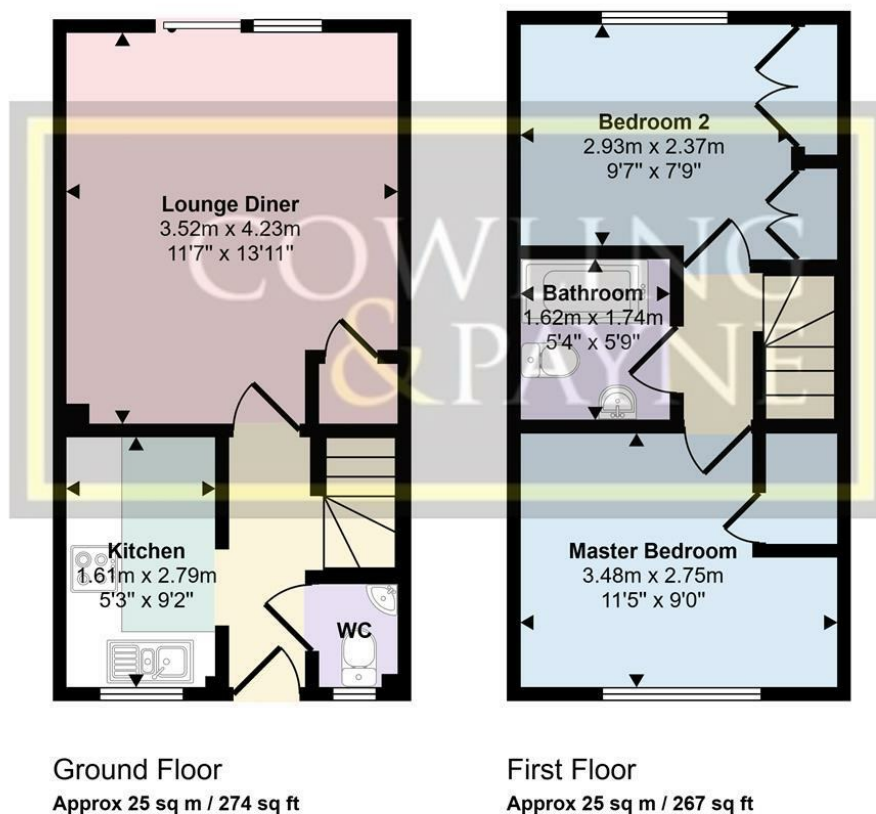
Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

Photography & Video Recording Notice

Please be advised that photography, video recording, audio recording, or any form of filming is strictly prohibited during viewings without the prior express consent of the vendor and/or Cowling & Payne Estate Agents.

Approx Gross Internal Area
50 sq m / 541 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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