



GUIDE PRICE £240,000 - £250,000. Bear Estate Agents are thrilled to bring to the market this stunning TWO bedroom, GROUND FLOOR maisonette which benefits from parking and a private WEST FACING rear garden! Calvert Drive is a quaint cul-de-sac located on the popular Burnt Mills Estate, within walking distance of local schools, local shops and popular bus routes. Pitsea railway station is 1.8 miles from the home, conveniently providing access to London Fenchurch Street on the reliable C2C service. The road links are also fantastic with the A127 & A13 being a short drive in each direction.

- GUIDE PRICE £240,000 - £250,000
- Lounge (13'6 x 7'9)
- Kitchen (12'2 x 6'6)
- Bedroom 2 (11'5 x 6'6)
- Allocated Parking Space
- Walking Distance to Schools and Shops
- Dining Room (17'8 x 7'10)
- Bedroom 1 (13'3 x 8'1)
- West Facing Rear Garden
- Plenty of Visitor Parking

## Calvert Drive

Basildon

**£240,000**

Guide Price



# Calvert Drive



The internal layout of this home begins with an entrance hall which leads through to a huge lounge/diner which sits at the heart of the home and overlooks the pleasant rear garden. The lounge portion of the room measures 13'6 x 7'9 whilst the dining section measures 17'8 x 7'10! There are multiple windows which maximise the intake of natural light and French doors that access the garden. The kitchen is comprised of modern units which offer an abundance of cupboard and surface space. There is also a pantry/storage cupboard located in the room.

Bedroom 1 is located at the front of the property, measuring 13'3 x 8'1 and comfortably fitting a double bed with accompanying furniture. Bedroom 2 is located just off of the dining room, measuring 11'5 x 6'6. The bathroom is a three-piece suite made up of a shower over bath, toilet and sink.

One of the most desirable features of these maisonettes are the private rear gardens! The rear garden to this home is WEST FACING, soaking the sun up all afternoon. There is also an allocated parking space adjacent to the front door and plenty of visitor parking available.

In our vast experience, these homes sell very fast so call us today to organise a viewing and see all of the benefits first hand!

Council Tax Band: B (£1670.13)

Lease Length: 85 years  
Ground Rent: £35 per annum  
Service Charge: £1256.26 per annum

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

**GUIDE PRICE £240,000 - £250,000**

**Walking Distance to Schools and Shops**

**Entrance Hall**

**Lounge (13'6 x 7'9)**

**Dining Room (17'8 x 7'10)**

**Kitchen (12'2 x 6'6)**

**Bedroom 1 (13'3 x 8'1)**

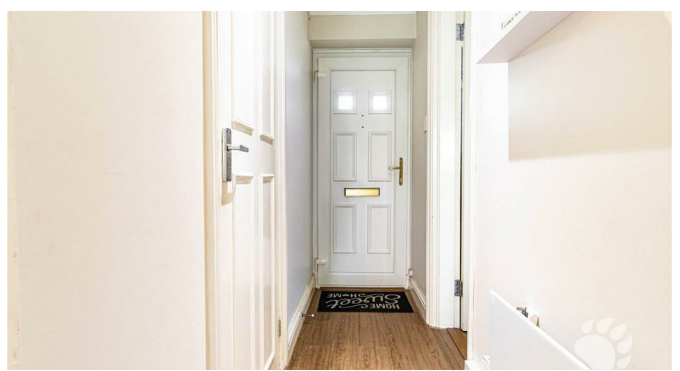
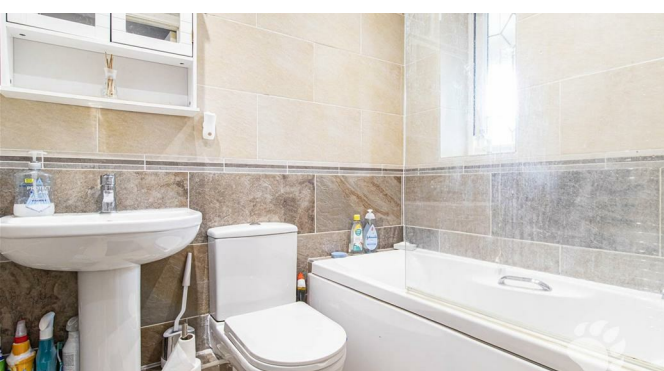
**Bedroom 2 (11'5 x 6'6)**

**Three-Piece Bathroom**

**West Facing Rear Garden**

**Allocated Parking Space**

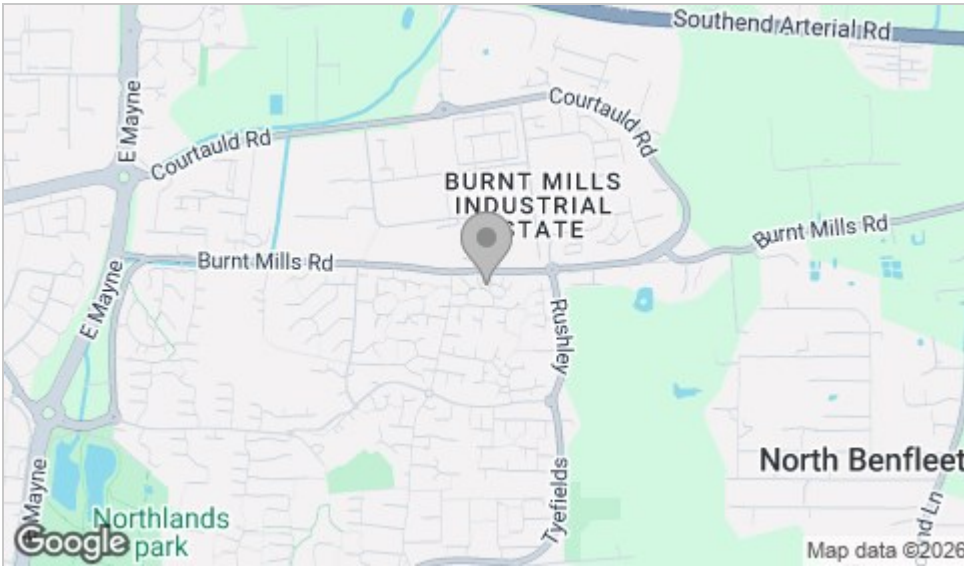
**Plenty of Visitor Parking**



# Floor Plan



# Area Map



# Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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# Energy Efficiency Graph

