



Bear Estate Agents are pleased to bring to the market, with NO ONWARD CHAIN, this four-bedroom mid terraced home, occupying a generous corner plot and ideally positioned just a stone's throw from Basildon Town Centre. Offering spacious accommodation throughout alongside excellent transport links, this home presents an excellent opportunity for growing families, first-time buyers and investors alike.

The property is conveniently located close to local shops, well-regarded schools and popular bus routes. Basildon Railway Station is approximately 0.8 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those travelling by car, the A13 and A127 are both within easy reach, offering convenient access into London and beyond.

- NO ONWARD CHAIN
- 0.8 Miles to Basildon Railway Station
- Separate Dining Room (10'5 x 10'5)
- Separate Utility Area
- Large Wrap Around Garden
- Four-Bedroom Mid Terraced House
- Spacious Lounge with Conservatory (11'11 x 18'3 Max)
- Kitchen (8'1 x 12'4)
- Four Generous Bedrooms
- On Street Parking Available

## Shortlands

Basildon

**£375,000**



# Shortlands



Internally, the home begins with a welcoming entrance hall which houses the stairs and benefits from a convenient downstairs W/C.

The lounge measures 11'11 x 18'3 at its maximum dimensions and provides a bright and comfortable living space, ideal for relaxing with family or entertaining guests. To the rear, the room opens into the conservatory, creating additional reception space and providing an attractive outlook over the garden.

The conservatory offers a versatile extension to the living accommodation and can be utilised as a second sitting area, playroom or garden room, allowing plenty of natural light to flow through the rear of the property.

The dining room measures 10'5 x 10'5 and provides an excellent setting for family meals and entertaining, whilst sliding doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The kitchen measures 8'1 x 12'4 and offers ample cupboard and worktop space, creating a practical environment for day-to-day cooking and food preparation.

Situated just off the kitchen is a useful utility area, providing additional appliance space and storage whilst helping to keep the main kitchen area uncluttered.

Moving upstairs, the first-floor landing hosts a useful airing cupboard and provides access to all rooms on this level.

Bedroom One measures 12'0 x 12'1 at its maximum dimensions and is a generous double bedroom benefitting from a fitted wardrobe, whilst comfortably accommodating a range of bedroom furniture.

Bedroom Two measures 12'0 x 9'2 at its maximum dimensions and is another well-proportioned double bedroom, offering flexibility for family living or guest accommodation.

Bedroom Three measures 12'0 x 7'2 at its maximum dimensions and provides a versatile room, equally suited as a bedroom, nursery or home office.

Bedroom Four measures 7'2 x 9'0 and benefits from a fitted wardrobe, making excellent use of the available space.

The accommodation is completed by a three-piece shower room, comprising a shower, toilet and wash hand basin.

Externally, the property enjoys a large wrap-around garden, a particular feature of the home thanks to its corner plot position. Offering generous outdoor space, the garden provides excellent potential for entertaining, family enjoyment or further landscaping to suit individual tastes.

Parking is available via on-street parking nearby.

Overall, this spacious home combines versatile accommodation, generous

outdoor space, a highly convenient location and the added benefit of no onward chain, making it an excellent opportunity for a wide range of buyers.

Council Tax Band:

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.

## **Four-Bedroom Mid Terraced House**

### **Sold with No Onward Chain**

### **Occupying a Generous Corner Plot**

### **Stone's Throw from Basildon Town Centre**

### **Close to Shops Schools and Bus Routes**

### **0.8 Miles to Basildon Railway Station**

### **Direct Links to London Fenchurch Street**

### **Easy Access to the A13 and A127**

### **Entrance Hall with Downstairs W/C**

### **Lounge with Conservatory (11'11 x 18'3 Max)**

### **Separate Dining Room (10'5 x 10'5)**

### **Kitchen (8'1 x 12'4)**

### **Separate Utility Area**

### **Bedroom One with Fitted Wardrobe (12'0 x 12'1 Max)**

### **Bedroom Two (12'0 x 9'2 Max)**

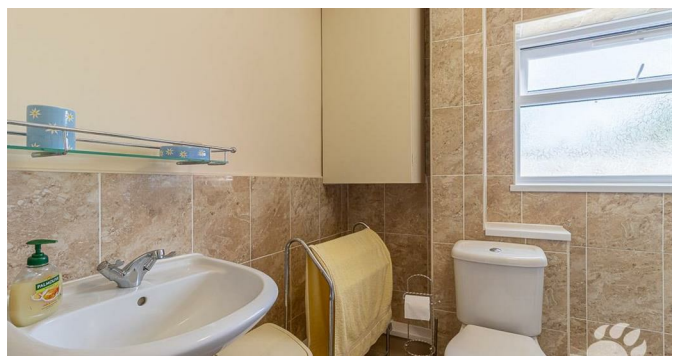
### **Bedroom Three (12'0 x 7'2 Max)**

### **Bedroom Four with Fitted Wardrobe (7'2 x 9'0)**

### **Three-Piece Shower Room**

### **Large Wrap Around Garden**

### **On Street Parking Available**



# Floor Plan

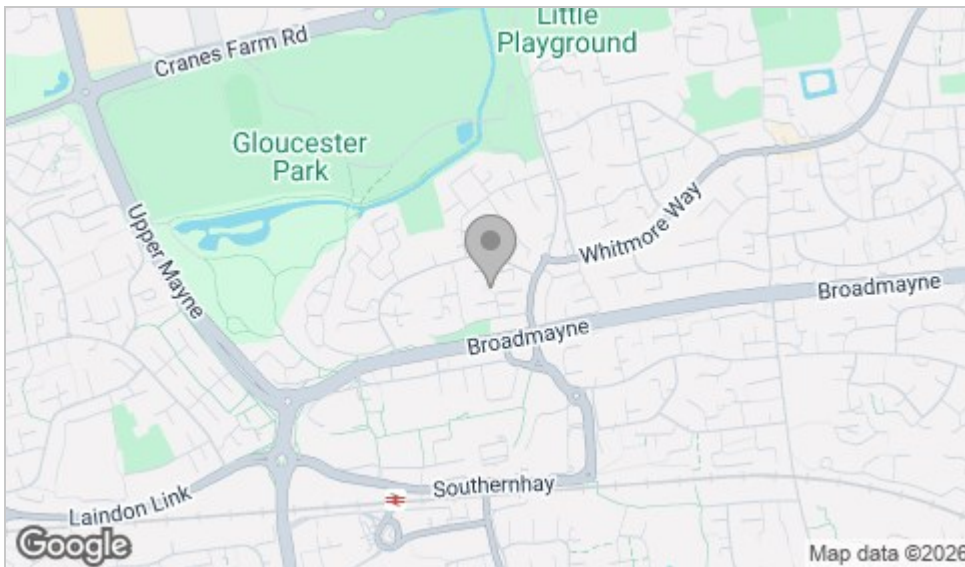
GROUND FLOOR

1ST FLOOR

Whilst every effort 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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## 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.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 [basildon@bearestateagents.co.uk](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	