MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Partridge Green, Basildon







Morgan Brookes believe - This deceptively spacious well presented family home is located in a prime location within easy access of local amenities, Tesco Supermarket, Pitsea Train Station as well as the A127 & A13. Being offered with no onward chain this will make a perfect home for first time buyers & growing families alike.

Our Sellers love - That it was a loving family home where six children were raised, along with their own children and grandchildren. It was a safe and happy place to grow up, with the park right outside the front door where the children could play safely while being watched from the house. It was a home filled with love, laughter and many happy family memories.

Key Features

- End Of Terrace Family Home.
- Ground Floor Cloakroom.
- Lean To / Utility Room.
- Three / Four Bedrooms.
- Low Maintenance Rear Garden.
- Communal Off Road Parking.
- Easy Reach Of Pitsea Train Station & Walking Distance Of Local Amenities.
- No Onward Chain.

Guide Price £300,000 - £325,000

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Entrance
Double glazed panelled door to:

Porch
4' 6" x 3' 0" (1.37m x 0.91m)
Double glazed window to front aspect, built in storage cupboard, wood effect laminate flooring, door to ground floor cloakroom, further door to living room.

Ground Floor Cloakroom
5' 2" x 2' 5" (1.57m x 0.74m)
Obscure double glazed window to side aspect, low level WC, wash hand basin, smooth ceiling, wood effect laminate flooring.

Living Room
14' 11" x 14' 7" (4.54m x 4.44m)
Double glazed panelled door & double glazed patio door leading to lean to, radiator, stairs to first floor, under stairs storage cupboard, coving to smooth ceiling, wood effect laminate flooring, doors to dining room with further door to:

Kitchen
12' 2" x 9' 7" (3.71m x 2.92m)
Double glazed window to rear aspect, double glazed window & door to lean to, range of fitted base & wall mounted units, square edge work surfaces incorporating 1 & 1/2 half bowl stainless steel sink & drainer unit, space & plumbing for appliances, wall mounted boiler, tiling to walls, tiled flooring.

Lean To / Utility Room
13' 0" x 5' 8" (3.96m x 1.73m)
Double glazed windows to rear aspect, double glazed panelled door to rear garden.

Dining Room / Bedroom 4
8' 9" x 8' 5" (2.66m x 2.56m)
Double glazed window to front aspect, radiator, wood effect laminate flooring.

First Floor Landing
12' 2" x 3' 1" (3.71m x 0.94m)
Double glazed window to rear aspect, built in storage cupboard, carpet flooring, doors to:

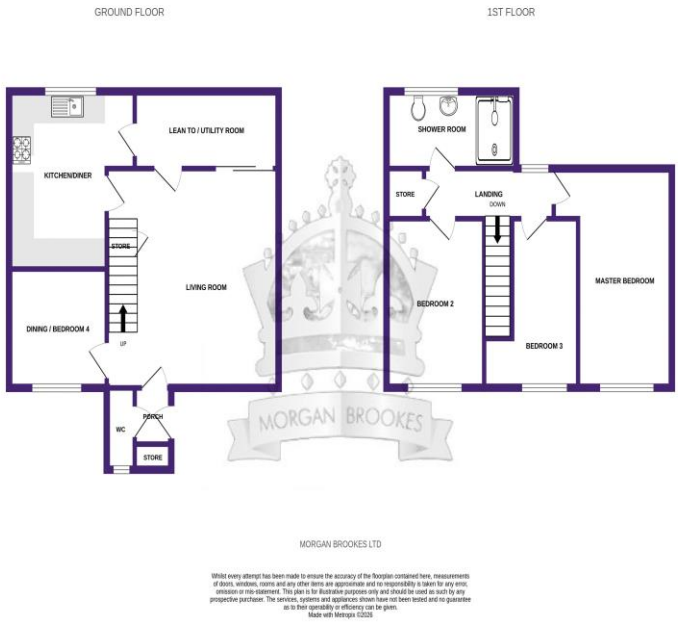
Bedroom 1
15' 0" x 11' 4" (4.57m x 3.45m)
Double glazed window to front aspect, radiator, coving to ceiling, wood effect laminate flooring.

Bedroom 2
12' 0" x 8' 9" (3.65m x 2.66m)
Double glazed window to front aspect, radiator, fitted wardrobe, coving to ceiling, wood effect laminate flooring.

Bedroom 3
11' 11" x 6' 0" (3.63m x 1.83m)
Double glazed window to front aspect, radiator, coving to ceiling, wood effect laminate flooring.

Bathroom
11' 1" x 5' 5" (3.38m x 1.65m)
Obscure double glazed window to rear aspect, stainless steel heated towel rail, walk in shower with raised power shower, low level WC, pedestal hand basin, complimentary tiling to walls, extractor fan, smooth ceiling, wet room flooring.

Rear Garden
Paved patio area, the remainder laid with artificial grass, rear access gate leading to communal parking area.



Local Authority Information
Basildon Borough Council
Council Tax Band: B

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

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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.