



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Gladwyns, Basildon



Morgan Brookes believes - This great sized family home offers two double sized bedrooms, good sized living area, family bathroom along with an exceptional amount of storage space and a low maintenance garden. Don't miss viewing this property which is in an ideal location with Basildon station only 0.9 Miles away.

Key Features

- Two-Bedroom Mid-Terraced Home
- Available Immediately!
- Spacious Living Area
- Low-Maintenance Rear Garden
- Popular Lee Chapel North Location
- 0.9 Miles to Basildon Mainline Station.
- Household Income: £41,900.00+ Per Annum Required For Affordability
- Call Morgan Brookes Today To Book Your Viewing.

**Monthly Rental Of
£1,500**

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Entrance

Double-glazed panelled door opening into the kitchen.

Kitchen

15' 2" x 7' 1" (4.62m x 2.16m)

Double-glazed window to front aspect, radiator, range of wall and base-mounted units with roll-top work surfaces incorporating a stainless-steel sink, four-ring gas hob with extractor over, integrated oven, storage cupboard, additional cupboard housing boiler, wood-effect flooring and smooth ceiling.

Living Room

16' 3" x 11' 6" (4.95m x 3.50m)

Double-glazed windows to rear aspect, double-glazed French doors opening onto the rear garden, radiator, wood-effect flooring and smooth ceiling.

Landing

10' 1" x 5' 0" (3.07m x 1.52m)

Built-in storage cupboard, loft access and carpeted flooring.

Bedroom 1

10' 0" x 12' 4" (3.05m x 3.76m)

Double-glazed window to rear aspect, radiator, built-in storage cupboard, carpeted flooring and smooth ceiling.

Bedroom 2

10' 11" x 9' 6" (3.32m x 2.89m)

Double-glazed window to front aspect, radiator, built-in storage cupboard, carpeted flooring and smooth ceiling.

Bathroom

6' 1" x 6' 4" (1.85m x 1.93m)

Double-glazed obscure window to front aspect, panelled bath with raised shower system over, low-level W/C, hand basin, partially tiled walls, wood-effect flooring and smooth ceiling.

Garden

Mainly laid to lawn with paved patio/entertaining area, pathway leading to the rear, fenced boundaries and side access.

Front Of Property

Block-paved pathway with area mainly laid to lawn.

Additional Information

Deposit £1730.77

Holding Deposit £346.15

Included bills/services: None

Additional Charges: None

Services Connected: Gas, Electricity, Water, Mains Drainage

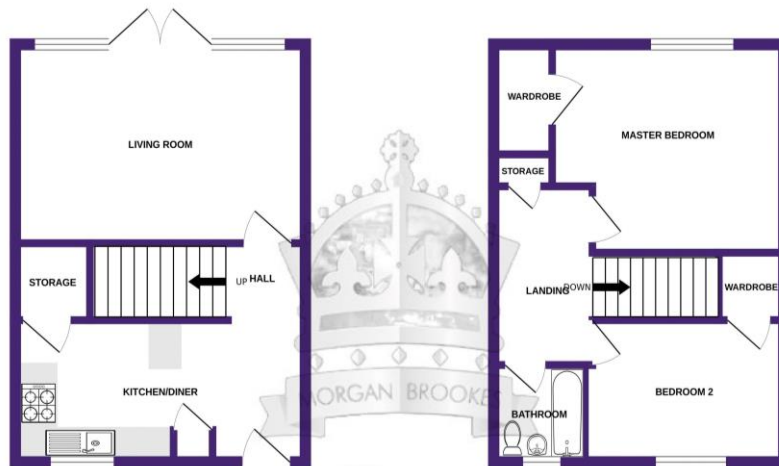
Heating type: Gas Central Heating

Broadband Availability: Standard / Superfast / Ultrafast broadband available

Tenancy Type: Assured Periodic Tenancy

EPC Rating: C

Restrictions: No smoking permitted inside the property.



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.