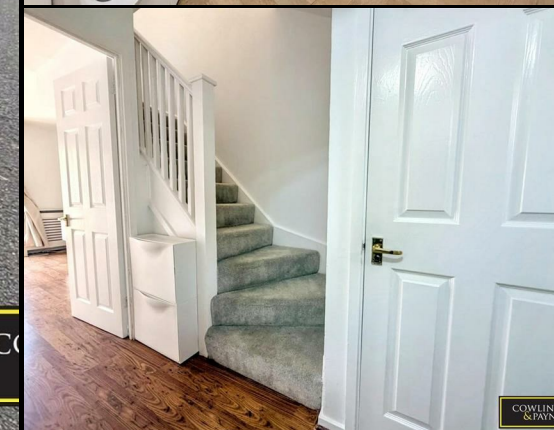


RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING
& PAYNE



Robinia Close, Basildon
Offers Over £290,000

Cowling & Payne present this excellent opportunity to purchase this two bedroom mid-terrace house, offered to the market chain free and ideally suited to first-time buyers, young families, downsizers and investors.

Situated within a sought-after residential location in Laindon, the property offers good accommodation throughout. Upon entering, you are greeted by an inviting entrance hall with a fitted kitchen to the left, a convenient ground floor cloakroom to the right, and a bright, spacious living room directly ahead. The living room enjoys views over the private rear garden.

Upstairs, the property continues to impress with two generous bedrooms and a well-appointed 3 piece bathroom.

Outside, the enclosed rear garden benefits from rear access and provides an ideal space for children to play or simply unwinding after a busy day. The property also comes with the added advantage of allocated parking.

Conveniently located close to local shops, schools and everyday amenities, the property is also within easy reach of Laindon Station, providing direct rail links into London, while the A127 and M25 are easily accessible for commuters.

Early viewing is highly recommended to avoid disappointment.



Exterior Front

Living Room

Kitchen

Downstairs WC

Bedroom 1

Bedroom 2

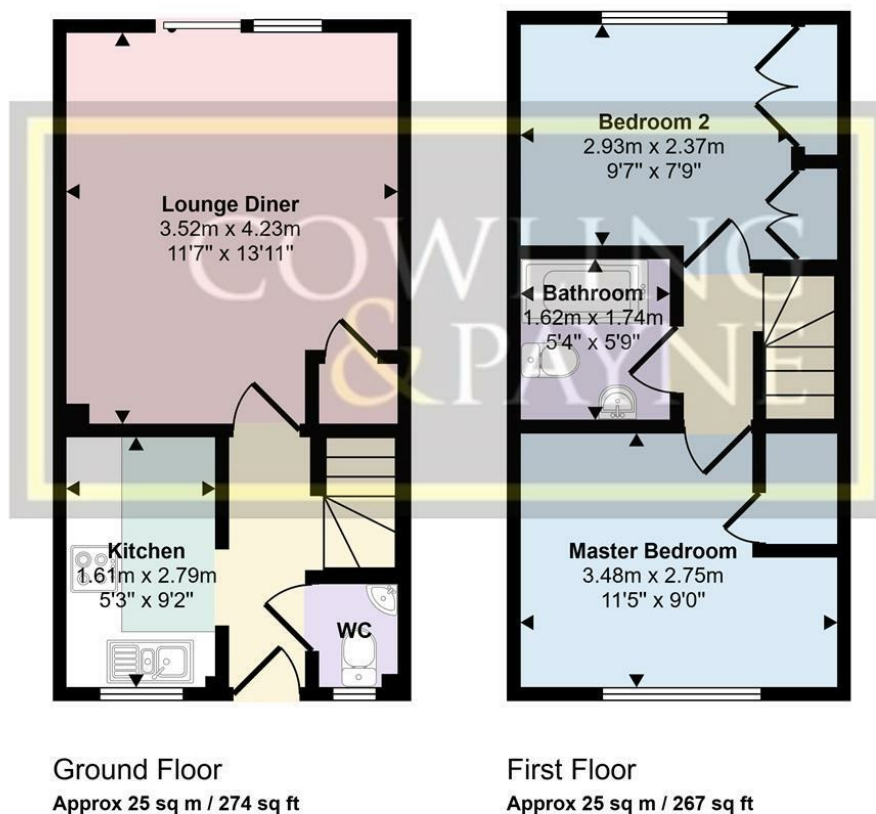
Bathroom

Garden

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

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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