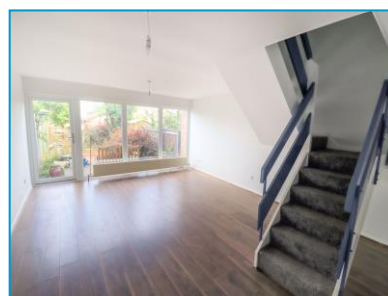
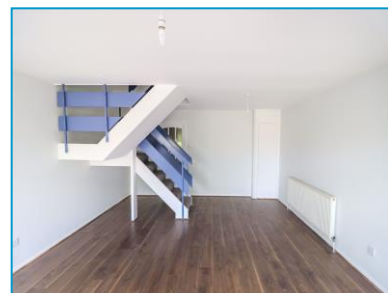




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Wickhay, Basildon



**Morgan Brookes believes** - This newly furnished family home offers fantastic accommodation throughout. Three good sized bedrooms, large living area, stylish fitted kitchen and bathroom with the added bonus of a separate garage and low maintenance garden. Don't miss viewing this property which is in the perfect location close to Basildon town centre with easy access to the A13 & A127. Available now on an unfurnished basis.

### Key Features

- Available from February!
- Three Good Size Bedrooms.
- Large Living Area
- Family Bathroom.
- Low Maintenance Garden.
- Off Street Parking & Garage (In A Block).
- Popular Lee Chapel North Location.
- 0.6 Miles To Basildon Mainline Train Station.
- Call Morgan Brookes Today To Book Your Viewing.

**Monthly Rental Of  
£1,600**

T 01268 755 626 E [info@morganbrookes.co.uk](mailto:info@morganbrookes.co.uk) A 105 High St | Benfleet | SS7 1ND



[morganbrookes.co.uk](http://morganbrookes.co.uk)

# Wickhay, Basildon

## Entrance

Double glazed panelled door leading to:

## Entrance Hallway

Built in storage cupboard, doors leading to:

## Living / Dining Room

**20' 3" x 14' 8" (6.17m x 4.47m)**

Double glazed windows to rear aspect, stairs leading to first floor accommodation, radiator, smooth ceiling and painted walls, wood effect flooring, double glazed patio door leading to garden.

## Kitchen

**9' 1" x 8' 1" (2.77m x 2.46m)**

Double glazed window to front aspect, fitted with a range of base and wall mounted units, marble effect roll top work surfaces incorporating one and half bowl sink and drainer, wall mounted boiler, space and plumbing for appliances, tiled walls, tile effect flooring.

## First Floor Landing

Built in storage cupboard, carpet flooring, door leading to:

## Master Bedroom

**10' 1" x 9' 8" (3.07m x 2.94m)**

Double glazed window to front aspect, radiator, carpet flooring.

## Second Bedroom

**11' 8" x 7' 3" (3.55m x 2.21m)**

Double glazed window to rear aspect, radiator, carpet flooring.

## Third Bedroom

**12' 2" x 7' 1" (3.71m x 2.16m)**

Double glazed window to rear aspect, radiator, carpet flooring.

## Family Bathroom

Obscure double glazed window to front aspect, panelled bath, pedestal wash hand basin, low level W/C, double shower, radiator, part tiled walls and flooring.

## Garden

Block paved with established trees to rear, gated rear access.

## Front Of Property

Block paved drive way, path to main entrance. garage in block.

## Additional Information

Rent: £1,600.00 PCM

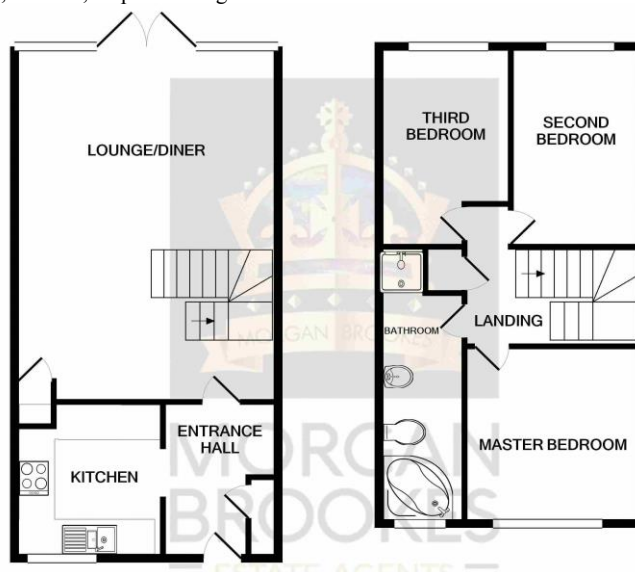
Deposit: £1,846.15

Holding Deposit: £369.23

Tenancy Length: Minimum 6 Months

EPC Rating: D

Available: From February 2026!



**Local Authority Information**  
Basildon Borough Council  
**Council Tax Band: C**

**01268 755626**

**morganbrookes.co.uk**

**Monthly Rental Of**  
**£1,600**

### 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.