



**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## The Gables, Basildon



**Morgan Brookes believe** - this beautiful two-bedroom terraced house is perfect for family living. It features a three-piece family bathroom, a low-maintenance south-facing garden, and parking. Situated in catchment areas for Felmore's & Briscoe's Primary Schools and within close proximity to local amenities & transport links. Call Morgan Brookes today to arrange a viewing!

### Key Features

- Available Now!
- Two Bedroom Terraced House.
- Three Piece Family Bathroom.
- Low Maintenance South Facing Garden.
- Parking In Front Of Garage.
- Catchment For Felmore's & Briscoe's Primary Schools.
- Close Proximity To Local Amenities & Transport Links.

**Monthly Rental Of  
£1,450**

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

# The Gables, Basildon

## Porch

Double glazed window to front aspect, tiled flooring, double glazed panelled door to leading to:

## Living Room

**15' 8" x 11' 8" (4.77m x 3.55m)**

Double glazed window to front aspect, radiator, coving to smooth ceiling, wood effect flooring, door leading to:

## Kitchen

**8' 8" x 8' 5" (2.64m x 2.56m)**

Double glazed window to rear aspect, smooth ceiling, fitted with range of wall & base mounted units, fitted oven, 4 point electric hob with extractor fan over, space for plumbing & appliances, stairs, under stairs storage area, door leading to garden.

## Landing

**5' 11" x 5' 0" (1.80m x 1.52m)**

Carpet flooring, coving to smooth ceiling including loft access, doors leading to:

## Bedroom One

**11' 7" x 9' 2" (3.53m x 2.79m)**

Double glazed window to rear aspect, radiator, coving to smooth ceiling, wood effect flooring.

## Bedroom Two

**8' 8" x 8' 5" (2.64m x 2.56m)**

Double glazed window to front aspect, radiator, storage area housing boiler, coving to smooth ceiling, carpet flooring.

## Bathroom

**6' 3" x 5' 3" (1.90m x 1.60m)**

P-shaped panelled bath, vanity hand basin, low level wc, extractor, smooth ceiling including downlights, tiled flooring.

## Garden

Shed, tiled seating area, remainder laid to lawn.

## Front of Property

Tiled path leading to front.

## Parking

Parking available in front of garages.

## Additional Information

Rent: £1,450.00 PCM

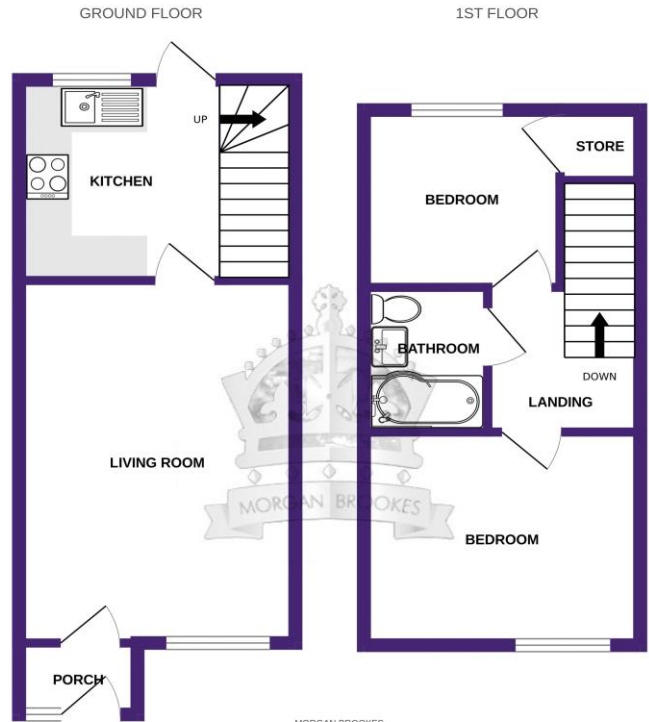
Deposit: £1,673.08

Holding Deposit: £334.62

Tenancy: Assured Periodic Tenancy

EPC Rating: D

Available: Now!



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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**Local Authority Information**  
Basildon Borough Council  
**Council Tax Band: B**

**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.