



NO ONWARD CHAIN! *£300,000 - £325,000* Bear Estate Agents are thrilled to bring to the market this TWO-BEDROOM TERRACED home, ideally positioned within the hugely popular Langdon Hills area. Longwick enjoys a highly convenient setting close to well-regarded schools, local shops and popular bus routes, while Tesco Superstore is just 1.4 miles away. The property also benefits from being only 0.3 miles from Laindon Railway Station, providing easy access into London Fenchurch Street via the reliable C2C Rail Service. For road commuters, both the A13 and A127 are a short drive away, offering excellent links into The City.

- NO ONWARD CHAIN!
- Close to Local Schools, Shops and Bus Routes
- Laindon Railway Station Approx. 0.3 Miles
- Tesco Superstore Approx. 1.4 Miles Away
- Easy Access to the A13 and A127
- Lounge: (10'11 x 18'5)
- Kitchen/Diner: (39'7 x 12'1) max
- Study
- Low Maintenance Rear Garden
- Abundance of On-Street Parking

Longwick

Basildon

£300,000

Guide Price



Longwick



This well-maintained home begins with an entrance hall which adjoins a utility room and leads through to the huge, open-plan kitchen/diner/living room which measures 39'7 in length. The kitchen boasts modern units and an abundance of cupboard and surface space, whilst the living room portion measures 10'11 x 18'5 and overlooks the rear garden. There is also a ground floor, three-piece bathroom comprised of shower over bath, toilet and sink. There is a spiral staircase which leads to the first floor.

The first floor is host to two bedrooms and a study. Bedroom 1 has had it's internal wall removed and sits open-plan with the landing but originally measured 11'6 x 11'10, a comfortable double bedroom. Bedroom 2 measures 11'6 x 6'5 and there is also a roomy study for those that work from home.

Externally, the home offers a low-maintenance rear garden, while an abundance of on-street parking is available for both occupants and visitors alike.

This well-located home offers comfortable living space, excellent transport links and a highly desirable setting within Langdon Hills, making it an ideal choice for first-time buyers, downsizers or investors alike. Early viewing is highly recommended to fully appreciate all that this property has to offer.

Council Tax Band: A (£1431.54)

AML Checks - All buyers interested in purchasing a property through us are required

to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

NO ONWARD CHAIN!

Two Bedroom Terraced Home

Close to Local Schools, Shops and Bus Routes

Laindon Railway Station Approx. 0.3 Miles

Tesco Superstore Approx. 1.4 Miles Away

Easy Access to the A13 and A127

Entrance Hall

Lounge: (10'11 x 18'5)

Kitchen/Diner: (39'7 x 12'1) max

Ground Floor Bathroom Suite

Utility Room

Landing

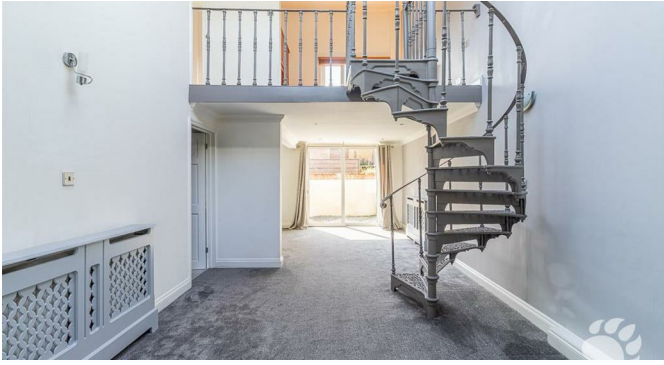
Bedroom 1: (11'6 x 11'10)

Bedroom 2: (11'6 x 6'5)

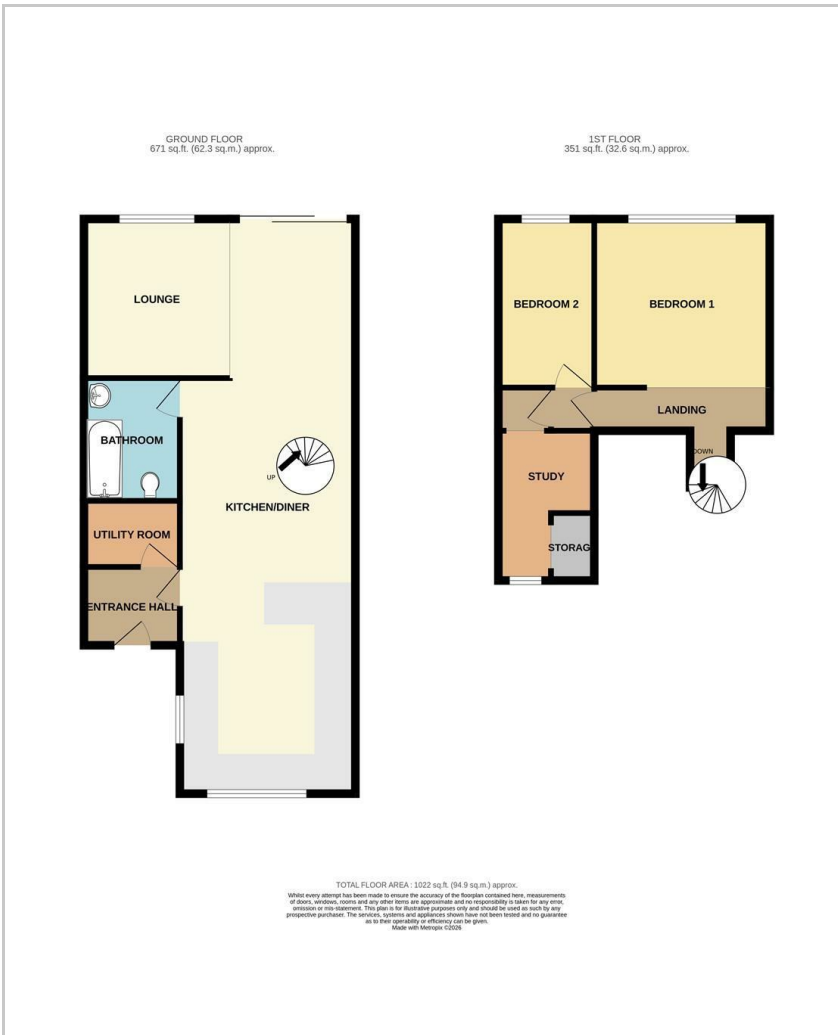
Study

Low Maintenance Rear Garden

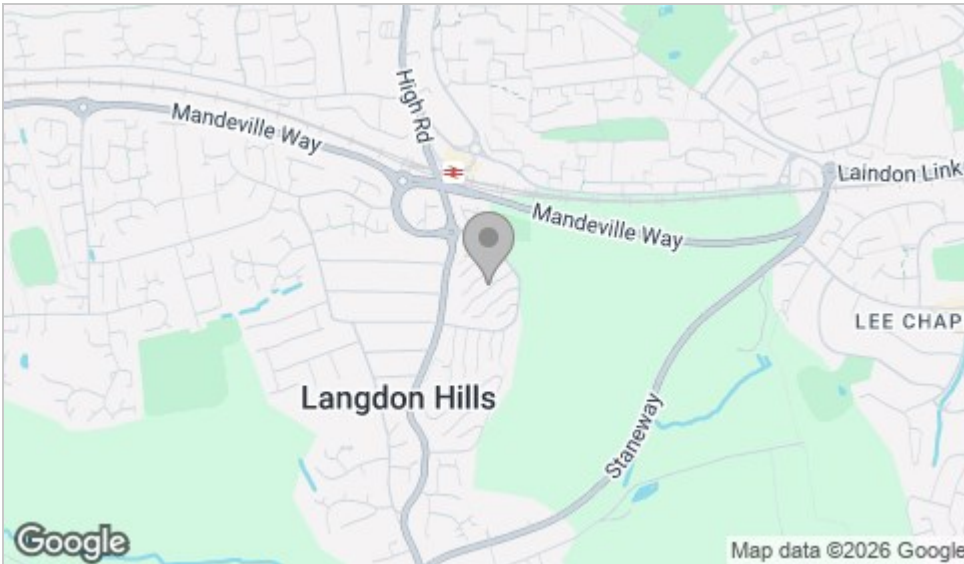
Abundance of On-Street Parking



Floor Plan



Area Map



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Graph

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	