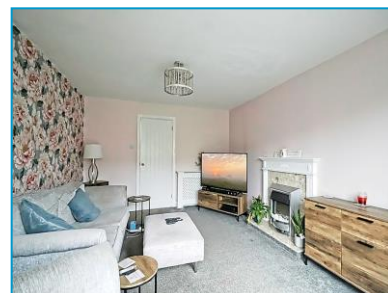




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Pin Mill, Basildon



Morgan Brookes believe - This 3 bedroom terrace home is a great choice for families & commuters alike being conveniently located within easy reach of good local schools, transport links, the Town Centre and Train Station. The property offers a 21'9 kitchen / Diner, modern fitted bathroom and a generous size rear garden.

Our Sellers love - Being centrally located to the Town Centre with and easy access to the A127 / A13.

Key Features

- Three Bedroom Terrace Home.
- 21'9 Kitchen / Diner.
- Spacious Living Room.
- Generous Size Rear Garden.
- Easy Reach Of Local Shops & Schools.
- Close Proximity To Town Centre & Train Station.
- Call Morgan Brookes Today!

**Guide Price £325,000 -
£350,000**

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morganbrookes.co.uk

Pin Mill, Basildon

Entrance

Double glazed paneled door to:

Entrance Hall

Radiator, stairs to first floor, smooth ceiling, doors to:

Kitchen / Diner

21' 9" x 8' 4" nt 7'8" (6.62m x 2.54m nt 2.33m)

Double glazed window to front aspect, double glazed window and door to rear aspect, range of fitted base and wall units, square edge work surfaces incorporating stainless steel sink and drainer unit, extractor hood, space and plumbing for appliances, built in storage cupboard, complimentary tiling to walls, radiator, tiled flooring, smooth ceiling.

Living Room

15' 5" x 11' 7" (4.70m x 3.53m)

Double glazed French doors to rear garden, radiator, feature fireplace, carpet flooring, smooth ceiling.

First Floor Landing

Double glazed bay window to front aspect, smooth ceiling incorporating loft access and loft ladder, carpet flooring, doors to:

Bedroom 1

12' 5" x 8' 7" (3.78m x 2.61m)

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

Bedroom 2

11' 6" x 9' 7" (3.50m x 2.92m)

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

Bedroom 3

9' 4" x 6' 6" (2.84m x 1.98m)

Double glazed window to front aspect, radiator, two built in storage cupboards, carpet flooring, smooth ceiling.

Bathroom

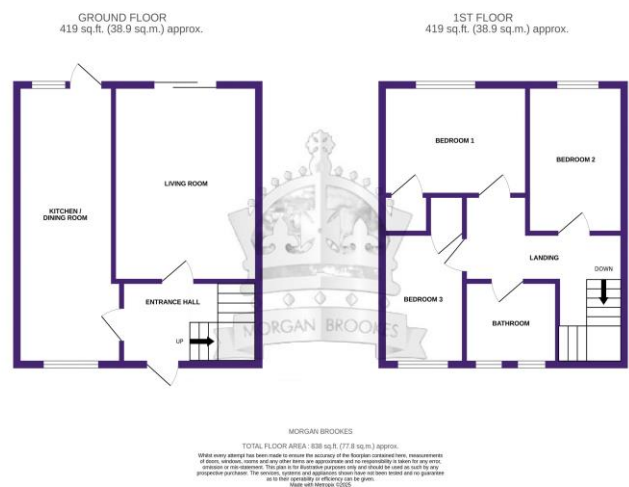
Obscure double glazed window to front aspect, paneled bath with shower screen, vanity hand basin, concealed cistern WC, complimentary tiling to walls, stainless steel towel rail, vinyl flooring, smooth ceiling.

Rear Garden

Immediate seating area, the remainder being laid to lawn with pathway leading to rear, brick built storage shed, rear access gate.

Front Of Property

Laid to lawn, pathway leading to the property.



Local Authority Information
Basildon Borough Council
Council Tax Band: C

01268 755626

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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.