



Bear Estate Agents are pleased to bring to the market, with NO ONWARD CHAIN, this well-proportioned three bedroom mid-terraced home, ideally positioned within Pitsea and conveniently located for local amenities and transport links.

The property is within easy reach of local shops, well-regarded schools, and popular bus routes. Pitsea Town Centre and Pitsea Railway Station are approximately 1.8 miles away, providing direct links to London Fenchurch Street via the C2C rail service, making this an ideal option for commuters.

- NO ONWARD CHAIN
- Lounge (13'6 x 13'3)
- Modern Kitchen (8'9 x 11'5)
- Bedroom Two (13'8 x 6'7)
- Bathroom with Shower Over Bath and Separate W/C
- 1.8 Miles to Pitsea Town Centre and Railway Station
- Dining Room with Access to Garden (10'4 x 7'10)
- Bedroom One with Fitted Wardrobes (13'8 x 8'7)
- Bedroom Three (13'8 x 5'9)
- West Facing Rear Garden

## Montsale

Basildon

**£280,000**



# Montsale



Internally, the home begins with an entrance hall which houses the staircase and benefits from a useful storage cupboard, adding practicality to the layout.

The lounge measures 13'6 x 13'3 at its maximum dimensions and offers a comfortable living space, ideal for relaxing or spending time with family.

The dining room measures 10'4 x 7'10 and provides direct access to the rear garden, creating a natural connection between indoor and outdoor living, perfect for everyday use or entertaining.

The kitchen measures 8'9 x 11'5 at its maximum dimensions and is fitted with a modern range of units, boasting an abundance of cupboard and worktop space, creating a practical and well-organised environment for cooking and food preparation.

To the first floor, the landing provides access to all rooms and benefits from an airing cupboard.

Bedroom One measures 13'8 x 8'7 and benefits from fitted wardrobes, offering excellent built-in storage. Bedroom Two measures 13'8 x 6'7, while Bedroom Three measures 13'8 x 5'9, both providing flexible accommodation suitable for bedrooms, home working, or additional living space.

The first-floor accommodation is completed by a bathroom comprising a shower over bath and wash hand basin, alongside the added convenience of a separate W/C.

Externally, the property benefits from a west-facing rear garden, ideal for enjoying afternoon and evening sunlight. There is also access to a communal car park, along

with additional on-street parking available.

This three bedroom home offers a practical layout, good room sizes, and a convenient location, making it well suited to first-time buyers, families, or investors alike. An internal viewing is recommended to fully appreciate the space and potential on offer.

Council Tax Band: B (£1670.13)

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**

### **Three Bedroom Mid Terraced Home**

#### **Located in Pitsea**

#### **1.8 Miles to Pitsea Town Centre and Train Station**

#### **Close to Shops Schools and Bus Routes**

#### **Lounge (13'6 x 13'3)**

#### **Dining Room with Access to Garden (10'4 x 7'10)**

#### **Modern Kitchen (8'9 x 11'5)**

#### **Bedroom One with Fitted Wardrobes (13'8 x 8'7)**

#### **Bedroom Two (13'8 x 6'7)**

#### **Bedroom Three (13'8 x 5'9)**

#### **Bathroom with Shower Over Bath**

#### **Separate W/C**

#### **West Facing Rear Garden**

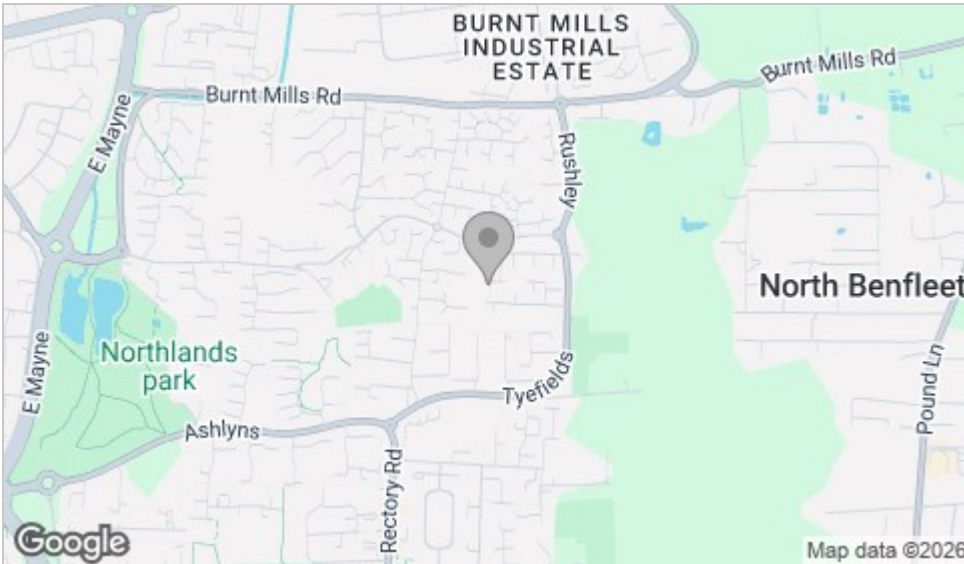
#### **Communal Car Park and On Street Parking**



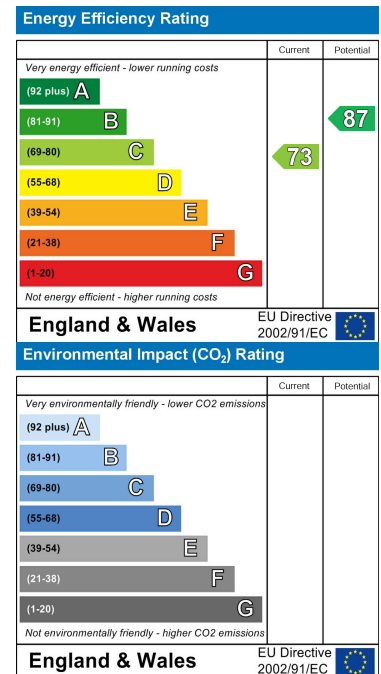
# Floor Plan



# Area Map



# Energy Efficiency Graph



# 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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