

Boulton Road, Basildon

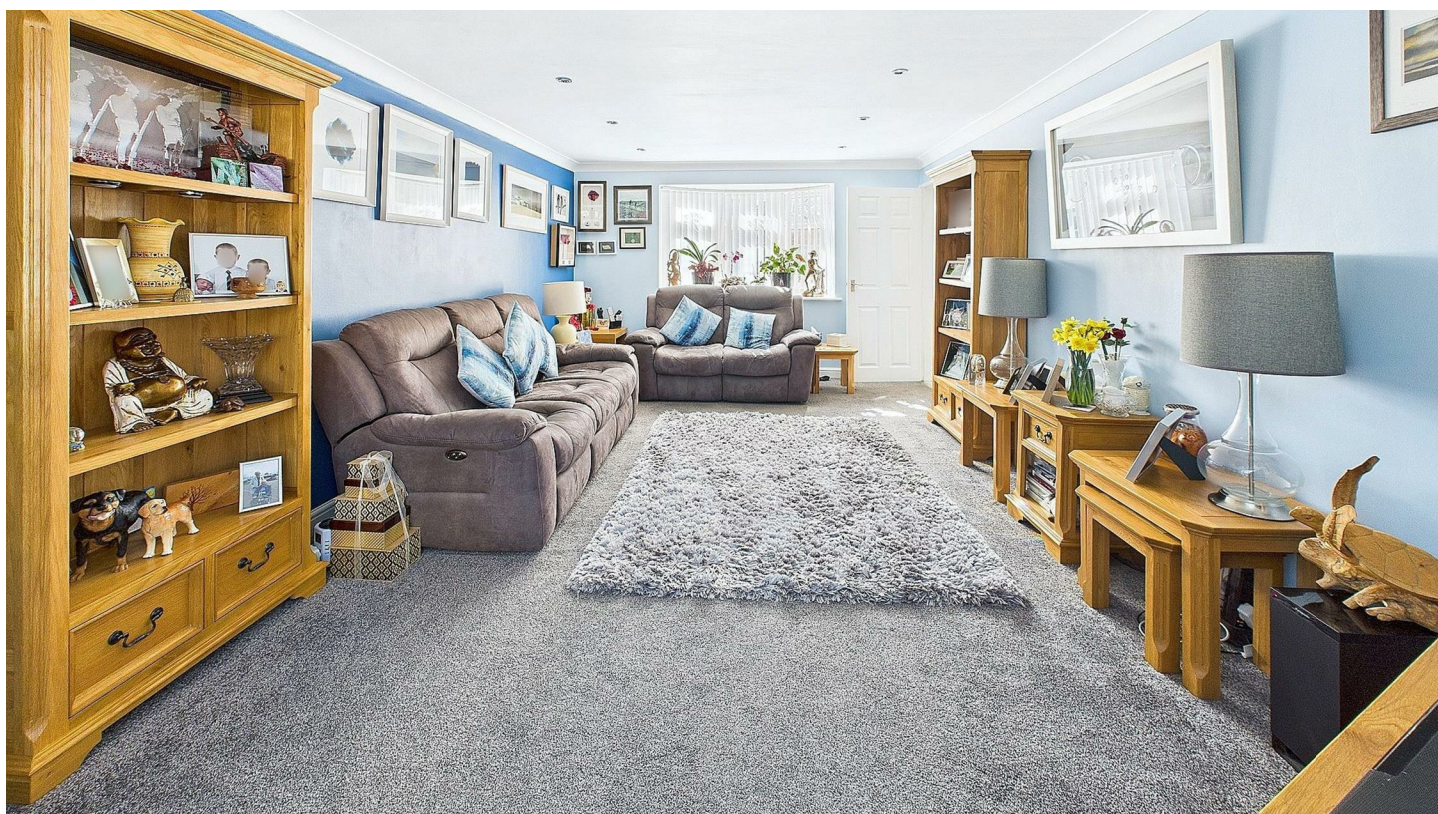
£375,000

- THREE BEDROOM TERRACED HOUSE
- GROUND FLOOR CLOAKROOM
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- EPC - TBC
- CONSERVATORY
- CUL DE SAC LOCATION
- DOUBLE GLAZED
- CLOSE TO MILLHOUSE SCHOOL AND NURSERY
- COUNCIL TAX - BASILDON - C

A THREE BEDROOM house located in a cul de sac close to MILL HOUSE SCHOOL with the added advantage of having a CONSERVATORY and a GROUND FLOOR CLOAKROOM. Further benefits include DOUBLE GLAZING and GAS CENTRAL HEATING. The current owners have lived in this property for many years, in fact this is the first time the house has been on the open market. VIEWING is ADVISED to avoid the possibility of missing out.



Council Tax Band: C



PORCH

Part double glazed street door to Porch then into hall

ENTRANCE HALL

Base of stairs to first floor, doors to accommodation

GROUND FLOOR

CLOAKROOM

Wood effect laminate floor covering, radiator cubic style suite comprising low flush wc and wash hand basin inset to vanity unit

LOUNGE

18'9 x 11'9

Double glazed window to front and double glazed French doors to conservatory, radiator, smooth ceiling with inset downlighters

KITCHEN

11'11 x 10'10

Double glazed window and door to rear, access large storage cupboard with power, wood effect laminate floor covering, extensive range of units to both ground and eye level incorporating complimentary roll edged work surfaces, range cooker to stay with hood over, space and plumbing for washing machine and dishwasher, smooth ceiling with inset downlighters, radiator, sink unit with mixer tap

CONSERVATORY

22'8 x 8'10

Double glazed windows and double glazed doors to rear garden, door to Kitchen and Lounge, two radiators

LANDING

Access loft and accommodation

BEDROOM ONE

11,7 x 10'8

Double glazed window to front, radiator, fitted wardrobes and over bed unit

BEDROOM TWO

10'9 x 8'10

Two double glazed windows to front, fitted and built in wardrobe, radiator

BEDROOM THREE

8'9 x 7'7

Double glazed window to rear, radiator

BATHROOM

Double glazed window large double width shower cubicle, low flush wc, and wash hand basin, fully tiled

FRONT GARDEN

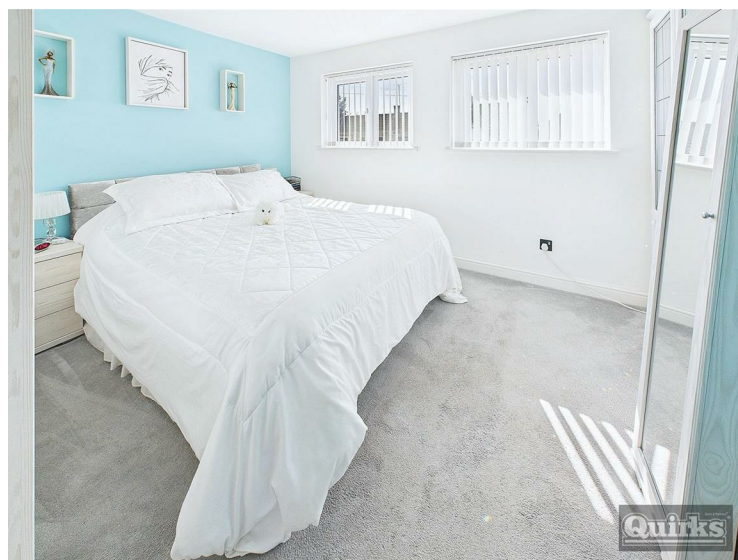
Brick retaining wall, flowers and shrubs, path to front door

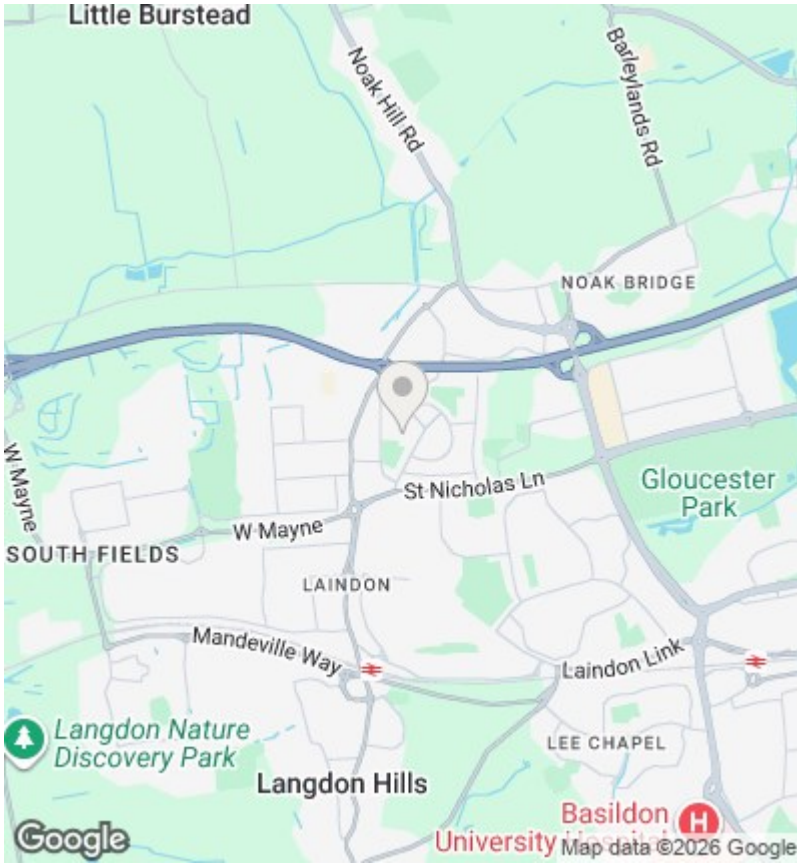
REAR GARDEN

Fenced to all boundaries, pond, astro turf, flower and shrub borders

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there own enquiries about the functionality.

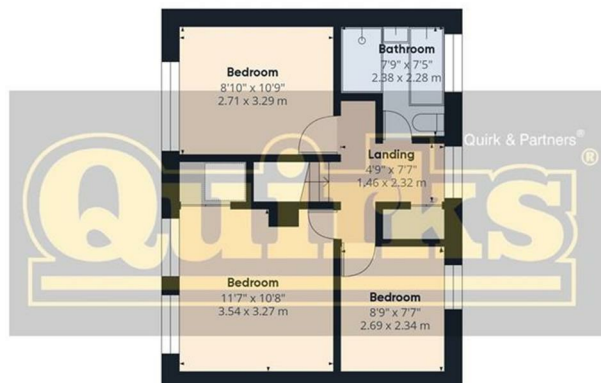
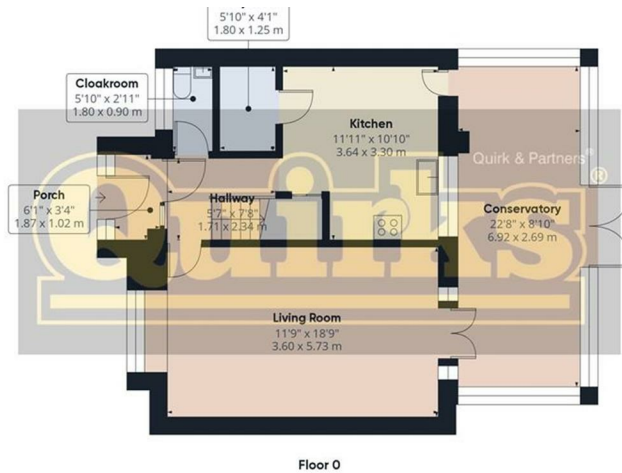




EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Approximate total area[®]
1083.06 ft²
100.62 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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