



GUIDE PRICE £290,000 - £300,000. Bear Estate Agents are thrilled to bring to the market this highly spacious THREE bedroom terraced house located amongst an incredibly saleable series of roads. Great Ranton is situated within walking distance of local schools, local shops and popular bus routes. The home is also only a 1.7 mile walk away from the train station, conveniently providing access to London Fenchurch Street on the reliable C2C rail service. The road links are also fantastic, with the A127 and A13 being a short drive in each direction.

- GUIDE PRICE £290,000 - £300,000
- 1.7 Miles to Pitsea Railway Station
- Kitchen (8'9 x 11'5)
- Three Good Sized Bedrooms
- Good Size Rear Garden
- Walking Distance to Schools and Shops
- Lounge (13'6 x 21'4)
- Conservatory (6'3 x 12'1)
- Three-Piece Bathroom
- Communal Car Park to Front

## Great Ranton

Basildon

**£290,000**

Guide Price





# Great Ranton



The internal layout of this home begins with an inviting entrance hall which hosts the stairs and a large under-stairs storage cupboard. This leads through to the kitchen which measures 8'9 x 11'5 and offer an abundance of cupboard and surface space. The lounge/diner stretches across the entire width of this home, measuring 13'6 x 21'4 at maximum dimensions. This has been extended upon with a conservatory which measures 6'3 x 12'1 and gives access to the garden.

Upstairs is hosts to three good sized bedrooms and a family bathroom. Bedroom 1 measures 13'8 x 8'6 and benefits from large, fitted wardrobes. Bedrooms 2 and 3 measure 13'9 x 8'7 and 9'1 x 6'7 at maximum dimensions respectively. The family bathroom is a three-piece suite comprised of shower over bath, toilet and sink. There is ample storage in multiple storage cupboards across both floors.

The rear garden is a great size and relatively low maintenance with a small area of turf, paving and decking. There is a communal car park to the front of the home for residents with parking available immediately outside the home.

The current owners have lived happily in this home for over two decades which is a fantastic illustration of how they feel about both the property and the immediate location.

We highly recommend booking in to see this well-priced home as we expect it to sell fast. Call us today to organise and appointment!

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.

**GUIDE PRICE £290,000 - £300,000**

**Walking Distance to Schools and Shops**

**1.7 Miles to Pitsea Railway Station**

**Entrance Hall**

**Lounge (13'6 x 21'4)**

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

**Conservatory (6'3 x 12'1)**

**Bedroom 1 (13'9 x 8'6)**

**Bedroom 2 (13'9 x 8'7 max)**

**Bedroom 3 (9'1 x 6'7)**

**Three-Piece Bathroom**

**Ample Storage**

**Good Size Rear Garden**

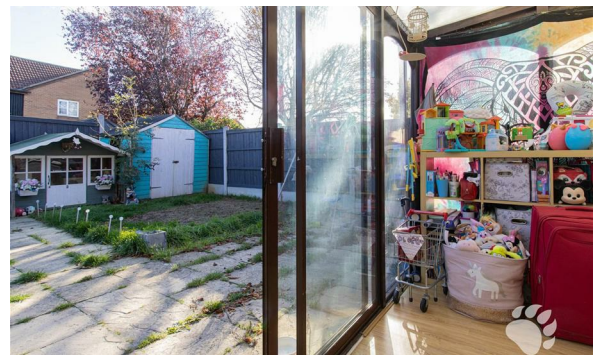
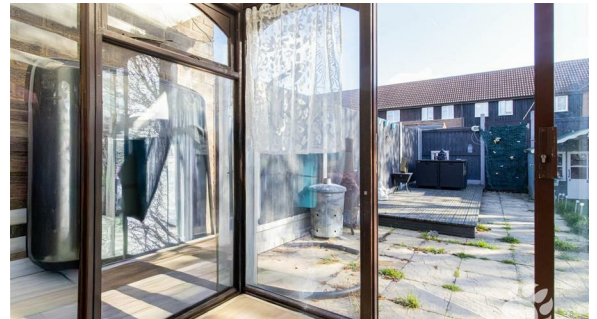
**Communal Car Park to Front**



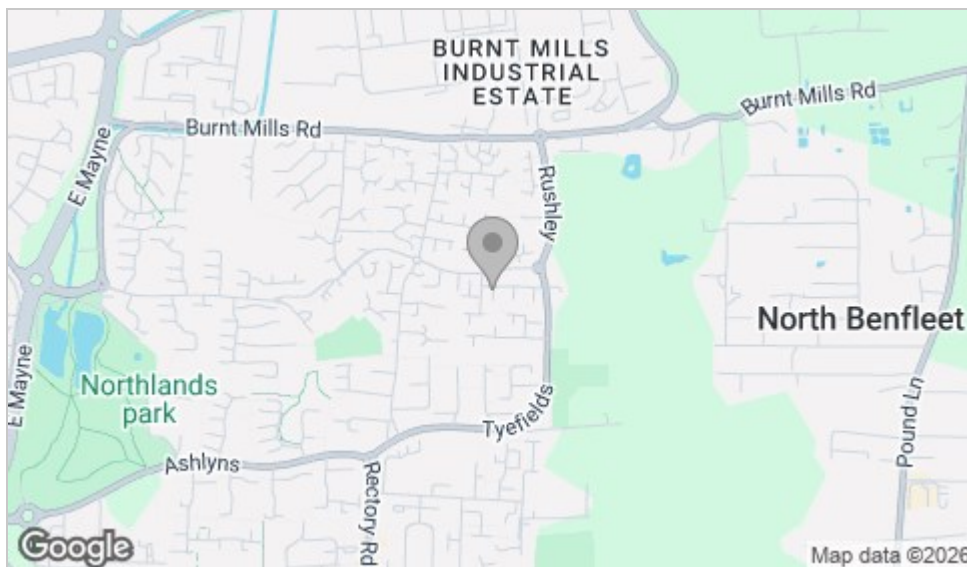




## Floor Plan



## 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

