

## Boult Road, Basildon

Offers Over £365,000

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

3 1 2 C

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

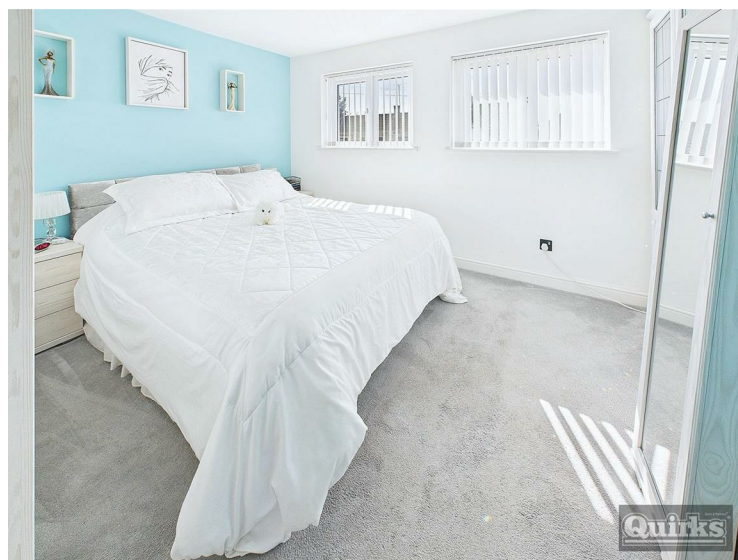
Brick retaining wall, flowers and shrubs, path to front door

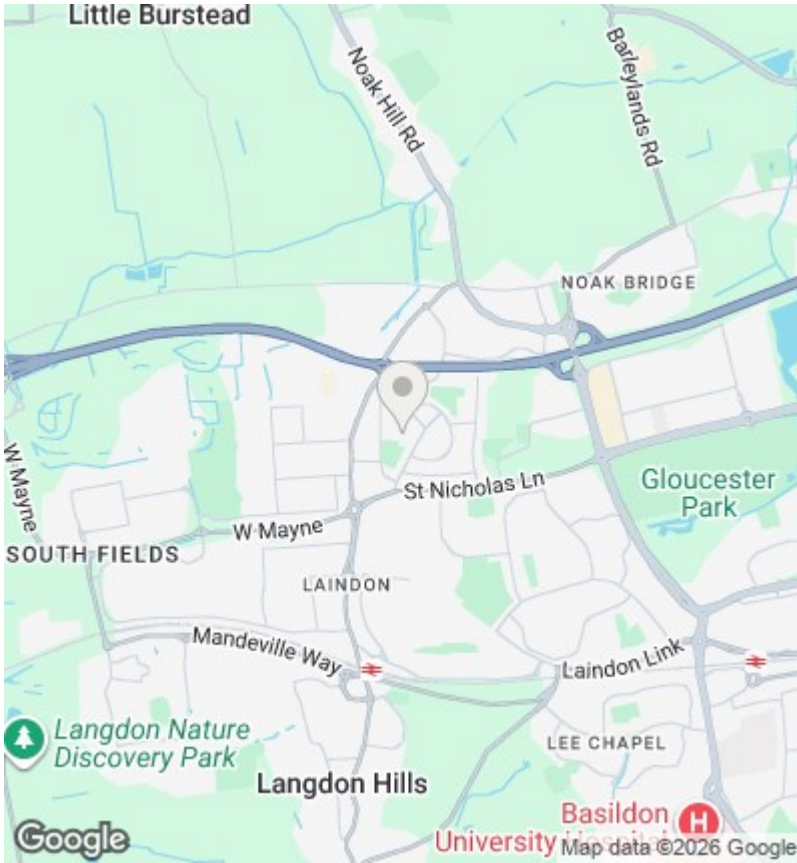
## REAR GARDEN

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 their own enquiries about the functionality.

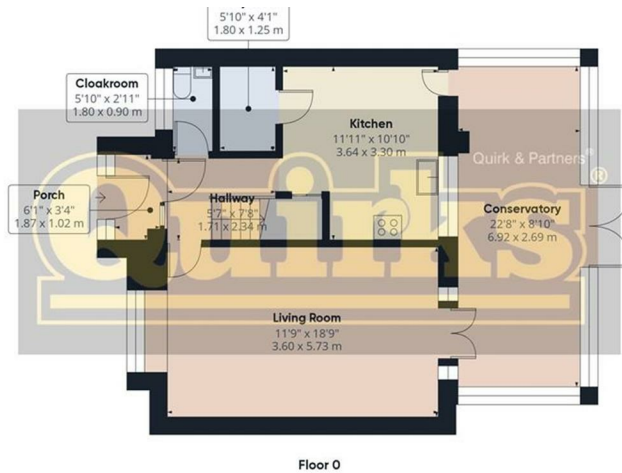




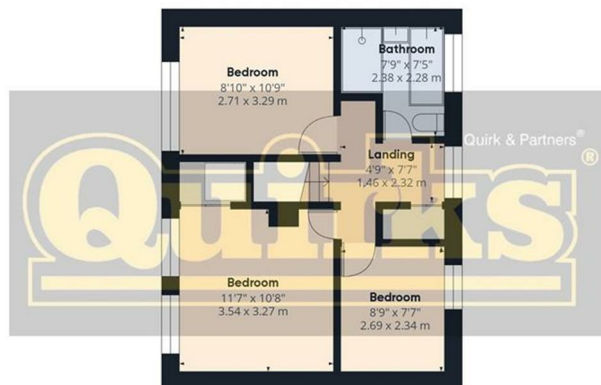
EPC Rating:

C

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



Floor 0



Approximate total area<sup>®</sup>  
1083.06 ft<sup>2</sup>  
100.62 m<sup>2</sup>

(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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