



Basildon £445,000



7 Norfolk Close, Laindon, Basildon, Essex, SS15 6QR

A delightful three bedroom link detached house situated in a convenient sought after location which offers excellent family accommodation, garage and parking. The property needs to be viewed to be appreciated. No onward chain. EPC: TBC.

- ❖ ENTRANCE PORCH
- ❖ CLOAKROOM
- ❖ KITCHEN
- ❖ THREE BEDROOMS
- ❖ GARAGE
- ❖ DRIVEWAY
- ❖ FRONT GARDEN

- ❖ ENTRANCE HALL
- ❖ LOUNGE/DINING ROOM
- ❖ LANDING
- ❖ BATHROOM
- ❖ NO ONWARD CHAIN
- ❖ REAR GARDEN

ENTRANCE PORCH

Double glazed door to entrance porch. Storage cupboard. Double glazed door to entrance hall.

ENTRANCE HALL

Radiator. Fitted carpet.

CLOAKROOM

Obscure double glazed window. Radiator. Fitted carpet. White suite comprising of concealed cistern W.C. Corner vanity wash hand basin with cupboard under and tiled splashback.

LOUNGE/DINING ROOM 26' 10" x 18' 7" >10' 1" (8.17m x 5.66m >3.07m)

Double glazed Bay window to front. Two radiators. Coving to ceiling. Fitted carpet. Power points. Stairs to first floor. Double glazed patio doors to garden.

KITCHEN 10' 3" x 8' 5" (3.12m x 2.56m)

Double glazed window to rear. Radiator. Coving to ceiling. Vinyl flooring. Power points. Range of base and eye level units with complimentary work surfaces. Inset stainless steel sink unit with mixer tap. Built in oven and hob with extractor fan over. Integrated microwave. Tiled splashbacks. Built in cupboard. Recesses for appliances. Double glazed door to side.



LANDING

Double glazed window to side. Fitted carpet. Power points. Cupboard housing boiler (Not tested). Access to loft.

BEDROOM ONE 14' 1" x 11' 10" (4.29m x 3.60m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points. A range of fitted wardrobes with central dressing table.

BEDROOM TWO 12' 10" x 12' 1" (3.91m x 3.68m)

Double glazed window to rear. Radiator. Coving to ceiling. Fitted carpet. Power points.

BEDROOM THREE 9' 2" x 6' 8" (2.79m x 2.03m)

Double glazed window to front. Radiator. Coving to ceiling. Fitted carpet. Power points.

BATHROOM

Obscure double glazed window. Radiator. Coving to ceiling. Fitted carpet. White suite comprising of panelled bath with mixer shower over. Pedestal wash hand basin. Low flush W.C. Tiling to walls finished with border tile.



REAR GARDEN

Paved patio leading to lawn with flower and shrub borders. Stepping stone path. Shed. Personal door to garage.

FRONT GARDEN

Own driveway providing parking for one vehicle with the remainder laid to lawn.

ATTACHED GARAGE 17' 2" x 7' 8" (5.23m x 2.34m)

Up and over door. Power and lighting. Door to garden.

PROPERTY DETAILS

Tenure: Freehold. Basildon Council Tax Band: D. EPC: TBC.



AGENTS NOTE

AGENTS NOTES 1. Money Laundering Regulations and sanctions checks: Intending purchasers will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area. Consideration should also include details relating to the Lower Thames Crossing.



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 AND THE BUSINESS PROTECTION FROM MISLEADING MARKETS REGULATIONS 2008.

Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believe to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

