



## The Parks, Basildon

Offers Over £325,000

- Living Room 17'4 x 11'
- Ground Floor Shower Room
- Bathroom
- Garage to Rear
- Kitchen/Diner 16'2 x 7'10
- 2 First Floor Bedrooms
- Garden to Rear
- No Onward Chain

2 BEDROOM END TERRACED. SHOWER ROOM & BATHROOM. GARAGE TO REAR. REAR GARDEN. NO ONWARD CHAIN.



Council Tax Band: C



#### CANOPY PORCH

Double glazed door to:

#### ENTRANCE HALL

Double glazed window to front. Radiator. Laminate finish to floor. Under stairs cupboard.

#### SHOWER ROOM

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and frameless shower cubicle. Tiling to floor and surround. Radiator/rail. Extractor fan.

#### LIVING ROOM

17'4 x 11'

Double glazed window to front. Double glazed French doors to rear garden. Radiator. Mock fireplace.

#### KITCHEN/DINER

16'2 x 7'10

Double glazed window to front. Double glazed French doors to rear garden. Range of base and wall mounted units providing drawer and cupboard space with work top surface extending to incorporate inset sink unit with cupboard beneath. Recess for washing machine and fridge freezer. Built in oven, hob and extractor fan above. Tiled surround. Radiator.

#### FIRST FLOOR LANDING

Double glazed window to rear. Radiator. Access to loft.

#### BEDROOM

15'8 x 11'2

Double glazed windows to front and rear. Radiator. Fitted double wardrobe cupboard.

#### BEDROOM

14'4 x 8'2

Double glazed window to front. Radiator. Built in wardrobe cupboard and additional storage cupboard housing updated boiler.

#### BATHROOM

Double glazed opaque window to rear. Suite comprising of low level WC, wash hand basin and panel enclosed bath unit. Tiling to floor and surround. Radiator/rail.

#### REAR GARDEN

Commencing with paved patio to immediate rear with remainder laid to lawn with flower and shrub borders. Fencing to side and rear boundaries. Additional patio to rear. Gate to side. External light.

#### GARAGE TO REAR

17' x 8'7

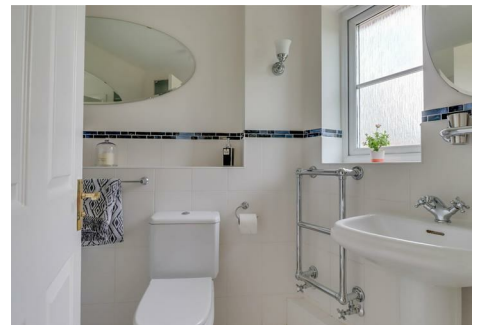
#### DISCLAIMER

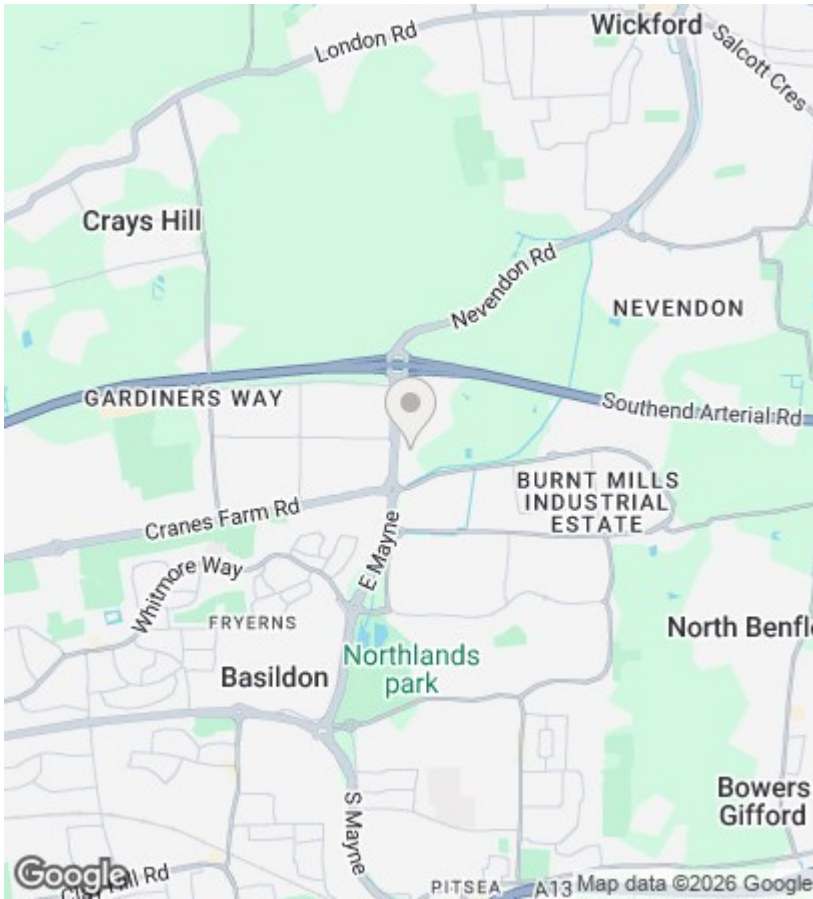
PLEASE NOTE - any



appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	<b>75</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Ground Floor



First Floor

