MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Codenham Green, Basildon







Morgan Brookes believe - This large house would be perfect for a family. Benefiting from three double bedrooms, good size living room & kitchen / diner you have plenty of living space and can also enjoy your own garden. Brand new bathroom & carpets to be fitted before you move in. Close to Basildon town centre & local transport links. Call Morgan Brookes Today.

Key Features

- Available from September!
- Property has been recently refurbished. New Photos to follow.
- Three Bedroom Terrace House.
- Large Living Area.
- West Facing Private Garden.
- Close To Local Amenities & Transport Links.
- 0.4 Miles to Basildon Mainline Station.

Monthly Rental Of £1,750

T 01268 755 626 E info@morganbrookes.co.uk A 105 High St | Benfleet | SS7 1ND
morganbrookes.co.uk

Codenham Green, Basildon

Entrance
Double glazed panelled door leading to:

Entrance Hallway
11' 0" x 6' 0" (3.35m x 1.83m)
Understairs storage cupboard, radiator, stairs to first floor, doors leading to:

Living / Dining Room
22' 8" x 12' 5" (6.90m x 3.78m)
Double glazed window to front and rear aspects, radiator, carpet double glazed French doors leading to garden.

Kitchen
21' 0" x 10' 2" (6.40m x 3.10m)
Double glazed window to rear and side aspects, fitted with a range of base and wall mounted units, roll top work surfaces incorporating one and half bowl sink and drainer, wall mounted boiler, part tiled walls, vinyl flooring.

First Floor Landing
7' 6" x 6' 5" (2.28m x 1.95m)
Carpet flooring, loft hatch, doors leading to:

Master Bedroom
12' 3" x 10' 11" (3.73m x 3.32m)
Double glazed window to front aspect with shutter blind, radiator, built in cupboard, carpet flooring.

Second Bedroom
10' 10" x 10' 0" (3.30m x 3.05m)
Double glazed window to rear aspect, radiator, built in cupboard, carpet flooring.

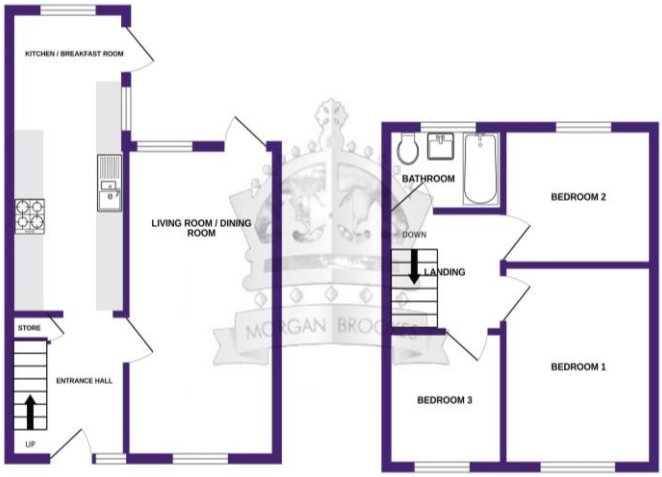
Third Bedroom
8' 10" x 7' 9" (2.69m x 2.36m)
Double glazed window to front aspect, radiator, built in cupboard, carpet flooring.

Family Bathroom
7' 9" x 5' 5" (2.36m x 1.65m)
Obscure double-glazed window to front aspect, panelled bath, pedestal wash hand basin, low level W/C, radiator, towel rail, tiled walls, vinyl flooring.

Garden
Mainly block paved, laid to lawn area with path leading to gated rear access. Shed and greenhouse to rear.

Front of Property
Path to main entrance.

Additional Information
Deposit £2,019.23
Holding Deposit £403.85
Included bills/services: None
Additional Charges: None
Services Connected: Gas, electricity, Water, Mains Drainage
Heating type: Gas central heating
Broadband Availability: Standard / Superfast / Ultrafast broadband available
Tenancy Type: Assured Periodic Tenancy
EPC Rating: C
Restrictions: No smoking permitted inside the property.



Local Authority Information
Basildon Borough Council
Council Tax Band: C

Sales | Lettings | Property Management
01268 755626 morganbrookes.co.uk

Monthly Rental Of £1,750

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.
We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.
A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.