



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Basildon Drive, Laindon



Morgan Brookes believe - Situated in a popular location, sitting on an excellent size plot, with stables located to the rear, boasting approximately 120ft rear garden, in need of refurbishment offers superb potential. This home is located in the catchment area for The James Hornsby High School and is within a mile of Laindon Train Station. Call Morgan Brookes today to arrange your viewing.

Key Features

- Detached Bungalow On Excellent Size Plot.
- Two Bedrooms.
- Approx. 120ft Rear Garden With Stables.
- In Need Of Complete Renovation.
- Offering Superb Potential.
- Catchment Area For The James Hornsby High School.
- Within A Mile of Laindon Train Station.
- No Onward Chain.
- Call Morgan Brookes Today!

£375,000

Basildon Drive, Laindon

Entrance

Double glazed panelled door leading to:

Hallway

Electric meter, radiator, doors leading to:

Living Room

16' 10" x 11' 2" (5.13m x 3.40m)

Double glazed bay window to front aspect, radiator, feature fireplace, door leading to:

Kitchen

8' 1" x 7' 7" (2.46m x 2.31m)

Glazed window to rear aspect, fitted with a range of base and wall mounted units, work surfaces incorporating sink & drainer unit, space and plumbing for appliances, wall mounted boiler, panelled door to Garden.

Shower Room

Glazed window to side aspect, shower cubicle with raised shower system, vanity hand basin, low level WC, complimentary tiling to walls, radiator, extractor fan.

Bedroom 1

11' 9" x 10' 6" (3.58m x 3.20m)

Glazed window to rear aspect, radiator.

Bedroom 2

9' 10" x 8' 10" (2.99m x 2.69m)

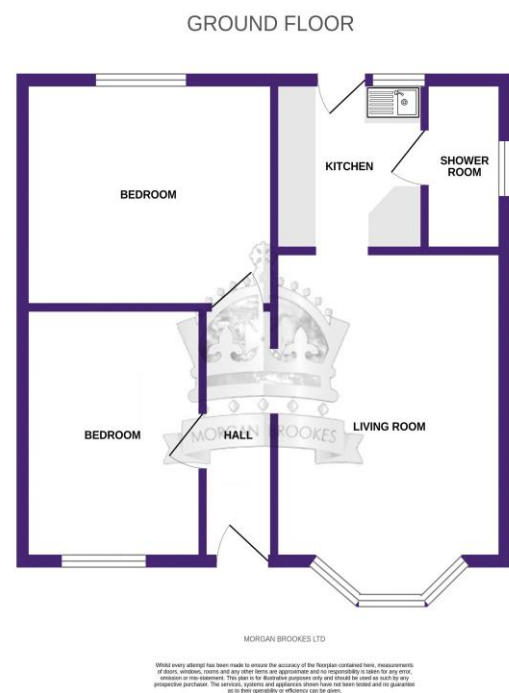
Double glazed window to front aspect, radiator.

Rear Garden

Measuring approx. 120' with stables to the rear of the garden, side access.

Front Of Property

Off street parking.



Local Authority Information
Basildon Borough Council
Council Tax Band: D

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

£375,000

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.