MORGAN BROOKES
ESTATE AGENTS
HELPING YOU GROW

Basildon Drive, Basildon







Morgan Brookes believe - This beautifully presented linked terrace bungalow offers great single level living offering 2 double bedrooms, modern fitted kitchen & bathroom with a good size rear garden. This home is located in the catchment area for The James Hornsby High School and is within a mile of Laindon Train Station.

Our Sellers love - Living on Basildon Drive. The location is perfect with it being so close to the A127, and you can be in Billericay within 6 minutes. You're also walking distance to Laindon station and Lidl's. The neighbours either side and opposite are really friendly.

Key Features

- Beautifully Presented Bungalow.
- Two Double Bedrooms.
- Modern Fitted Kitchen & Bathroom.
- Catchment Area For James Hornsby School.
- Good Size Rear Garden.
- Close Proximity Of Laindon Station.
- Off Street Parking.
- Call Morgan Brookes Today!

Offers in Excess of £350,000

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Basildon Drive, Basildon

Entrance
Doube glazed panelled door to:

Entrance Hall
7' 7" x 3' 5" (2.31m x 1.04m)
Radiator, coving to smooth ceiling incorporating loft access, Amtico flooring, doors to:

Living Room
16' 5" x 11' 7" (5.00m x 3.53m)
Double glazed window to rear aspect, double glazed French doors to rear garden, radiator, decorative fireplace, built in storage cupboard, coving to smooth ceiling, Amtico flooring.

Kitchen
11' 4" x 9' 5" (3.45m x 2.87m)
Double glazed window to front aspect, radiator, range of fitted base & wall mounted units, square edge work surfaces incorporating 1 & a half bowl sink & drainer unit, electric hob with extractor over, fitted oven, space & plumbing for appliances, complimentary splash back tiling, smooth ceiling incorporating downlights, tiled flooring.

Bedroom 1
13' 0" x 10' 1" (3.96m x 3.07m)
Double glazed window to rear aspect with fitted shutters, radiator, coving to smooth ceiling, carpet flooring.

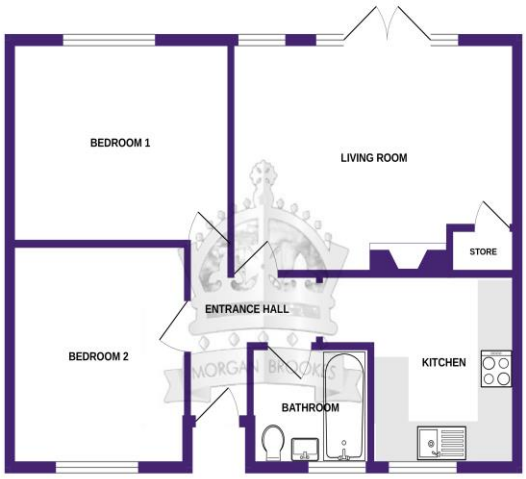
Bedroom 2
10' 11" x 9' 11" (3.32m x 3.02m)
Double glazed window to front aspect with fitted shutters, radiator, coving to smooth ceiling, carpet flooring.

Bathroom
6' 10" x 5' 6" (2.08m x 1.68m)
Obscure double glazed window to front aspect, panelled bath with raised shower system & glass shower screen, low level WC, vanity hand basin, complimentary part tiling to walls, smooth ceiling incorporating downlights, tiled flooring.

Rear Garden
Paved seating area to the immediate rear of the property, the remainder being laid to lawn with various trees & shrubs, brick built storage shed with power & light connected, side access gate.

Front Of Property
Mainly laid to lawn with off street parking for 2 vehicles.

GROUND FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority Information
Basildon Borough Council
Council Tax Band: C

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01268 755626 morganbrookes.co.uk

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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.

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