



**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Dordells, Basildon



Morgan Brookes Believe - This home is ideally positioned giving easy access to the town centre, local amenities and transport links. The property offers spacious accommodation, is finished to an excellent standard throughout, and there's a large parking bay to the front.

Our Sellers love - That the property was SSTC Prior to coming to market.

Key Features

- A Superb Two Bedroom Home.
- Modern Kitchen & Shower Room.
- Presented To An Excellent Standard.
- Short Walk To Primary Schools.
- Large Parking Bay To Front.
- Close To Shops & Amenities.
- 15 Minute Walk To Basildon Train Station.
- Call Morgan Brookes

£300,000



Dordells, Basildon

Entrance Porch

Obscure double glazed panelled door, tiled flooring, wood panelled door to:

Entrance Hallway

12' 7" x 3' 9" (3.83m x 1.14m)

Stairs leading to first floor, radiator, wood effect flooring, door leading to:

Kitchen / Diner

12' 1" x 9' 5" (3.68m x 2.87m)

Double glazed window to front, fitted with range of base and wall mounted units, fitted oven, space and plumbing for appliances, roll top work surfaces incorporating hob and extractor fan, stainless steel sink and drainer, built in storage area, wood effect flooring.

Living Room

16' 3" x 10' 11" (4.95m x 3.32m)

Double glazed french door with double glazed window to side, radiator, wood effect flooring, coving to ceiling.

First Floor Landing

Coving to ceiling, loft access (loft ladder, part boarded), doors to:

Bedroom One

12' 3" x 11' 0" (3.73m x 3.35m)

Double glazed window to rear, radiator, built in storage area, coving to ceiling incorporating down lights, wood effect flooring.

Bedroom Two

10' 10" NT 9' 2" x 9' 6" (3.30m x 2.89m)

Double glazed window to front, radiator, built in storage area, wood effect flooring, coving to ceiling incorporating down lights.

Shower Room

6' 8" x 5' 8" (2.03m x 1.73m)

Obscure double glazed window to front, corner shower cubicle, pedestal hand basin, low level W/C, tiled flooring and walls, stainless steel towel rail.

Garden

Paved seating area from property, remainder laid to lawn, three built in storage areas, gated access to rear.

Front Garden

Low boundary wall to front, mainly laid to lawn, path to front door.

Parking

Large parking bay available to front.

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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.

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.