

***To arrange a viewing contact us  
today on 01268 777400***



## **Wimbourne, Basildon Guide price £290,000**

Aspire Estate Agents Basildon are delighted to present this spacious three-bedroom end-of-terrace family home, occupying a substantial corner plot in a sought-after area of Laindon. The property features a welcoming entrance hallway, a generously sized kitchen diner, and a bright and airy lounge with sliding patio doors that allow plenty of natural light and provide direct access to the garden. Upstairs, there are three well-proportioned bedrooms, a family bathroom with a shower over the bath, and a separate W.C. Additional benefits include full double glazing, gas central heating, ample storage, and plenty of communal parking nearby. Externally, the home boasts a gated front garden and a larger-than-average rear garden that wraps around the side, offering excellent potential for an extension (STP). There is also convenient side access and a storage shed with lighting and power. Ideally located within walking distance of local shops, Victoria Park, Laindon Train Station, and excellent transport links to the A127, this fantastic home is perfect for families or first-time buyers. Early viewings are highly recommended! Guide Price £290,000 - £310,000

Spacious Kitchen Diner – 14' x 11'9" (4.27m x 3.58m)

Lounge – 14'2" x 10'4" (4.32m x 3.15m)

Main Bedroom – 10'9" x 12'1" (3.28m x 3.68m)

Bedroom Two – 12'1" x 6'2" (3.68m x 1.88m)

Bedroom Three – 12'1" x 5'9" (3.68m x 1.75m)

Bathroom – With Shower Over Bath & Separate W.C.

Fully Double Glazed With Gas Central Heating

Walking Distance To Laindon Train Station

Great Transport Links To The A127

Close Proximity To Victoria Park

EPC Rating – D

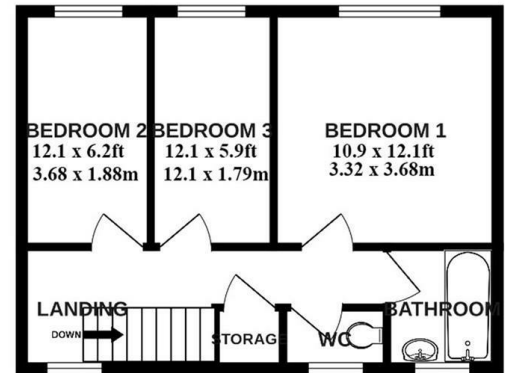
Council Tax Band – C (£1,920)



## GROUND FLOOR

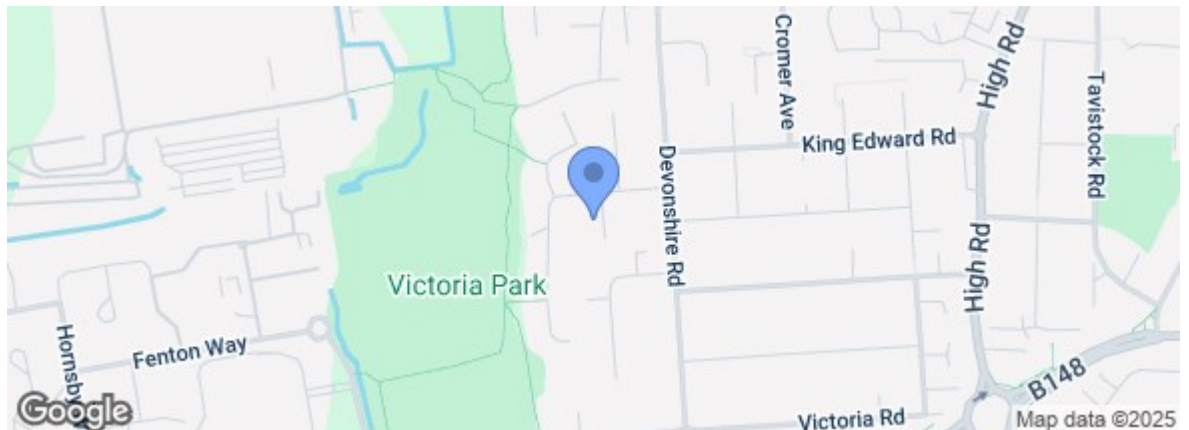


## 1ST FLOOR



**ASPIRE**  
ESTATE AGENTS  
**WIMBOURNE**  
**LAINDON**  
x3 x1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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