



18 Fraser Close, Laindon, Basildon, SS15 6SU

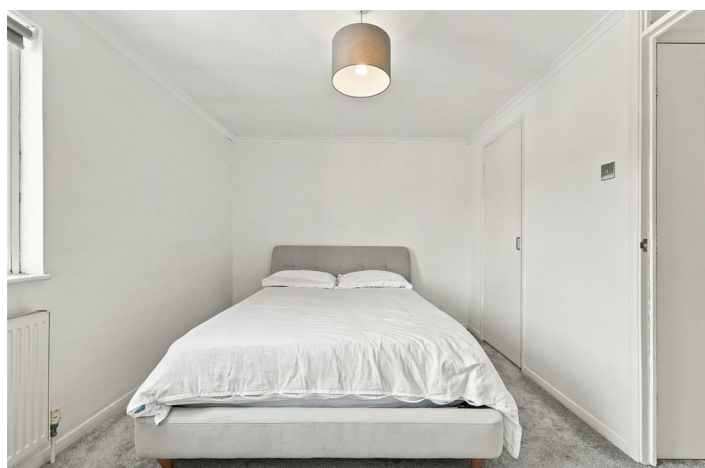
Asking Price £325,000

- Three Bedrooms
- Modern Kitchen
- 17'9 Lounge / Diner
- Driveway
- Cul De Sac Location
- Terraced House
- Ground Floor WC
- West Facing Garden
- Second Parking Space
- Modern Bathroom

Situated in a pleasant cul-de-sac within Laindon West is this well-presented three bedroom terraced home, offering modern accommodation together with two parking spaces and a west-facing rear garden. The ground floor begins with an entrance porch leading into the hallway, with a useful downstairs WC and built-in storage. To the front is the modern fitted kitchen, while the lounge/diner extends across the rear of the house and provides plenty of space for both living and dining furniture, with direct access onto the garden. Upstairs are three bedrooms, with the main bedroom measuring approximately 13ft, together with a modern family bathroom. Outside, there is a block-paved driveway to the front, with an additional allocated parking space nearby. The rear garden measures approximately 30ft and benefits from a westerly aspect. The property is conveniently positioned for local shops, schools and amenities, with Langdon Hills Nature Reserve nearby and Laindon railway station providing direct services into London Fenchurch Street.



Council Tax Band: C



Porch

Entrance Hall

W.C

Kitchen

11' x 7'3

Lounge / Dining Room

17'8 x 13'1

Landing

Bedroom One

13'1 x 9'4

Bedroom Two

10'7 x 7'4

Bedroom Three

7'6 x 5'10

Bathroom

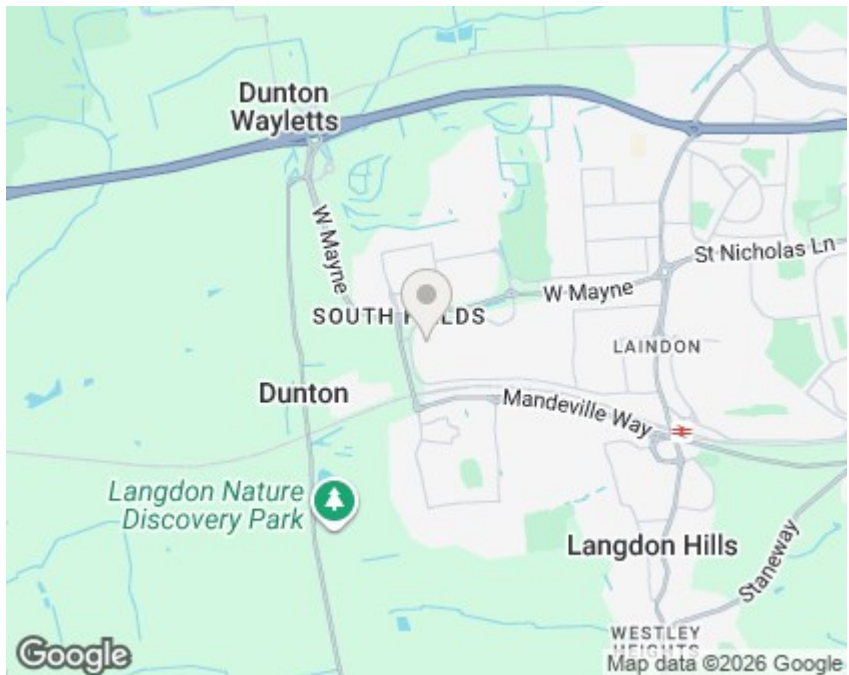
7'4 x 6'5

Private Garden

Driveway

Second Parking Space





Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 72.5 sq. metres (780.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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 Plan produced using PlanUp.

Fraser Close