

Vine Close, Basildon

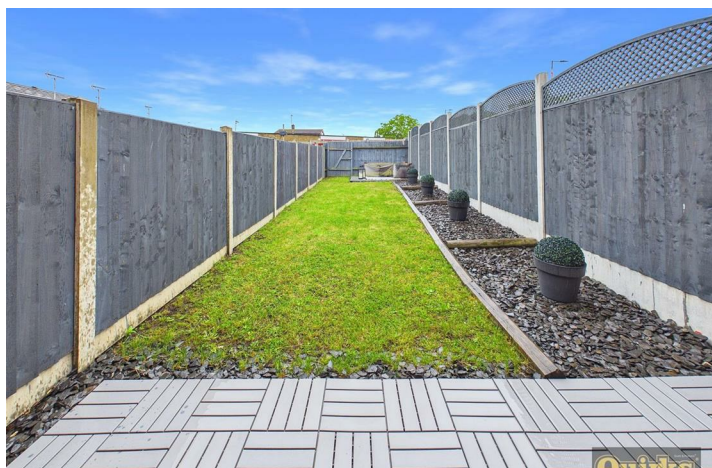
Offers Over £325,000

- TWO BEDROOM HOUSE
- OFF STREET PARKING
- GAS CENTRAL HEATING
- ALARM SYSTEM
- EPC - C
- GARAGE
- KITCHEN WITH INTEGRATED APPLIANCES
- BOARDED LOFT WITH LADDER
- SOUTHERLY FACING REAR GARDEN
- COUNCIL TAX - C - BASILDON

The house has the added advantage of a GARAGE, OFF STREET PARKING and SOUTH FACING REAR GARDEN. Having had KITCHEN and BATHROOM both REFITTED in the last TWO YEARS we would urge interested applicants to view so as to avoid disappointment.



Council Tax Band: C



ENTRANCE HALL

Part double glazed street door to entrance hall, doors to KITCHEN and LOUNGE

LOUNGE

15'4 x 11'9

Double glazed sliding patio door to SOUTHERLY FACING GARDEN, radiator, base of stairs to first floor

KITCHEN

8'5 x 7'9

Double glazed window to front, kitchen which was REFITTED LAST YEAR includes extensive range of units to both ground and eye level incorporating complimentary WOODEN WORK SURFACES, inset BUTLER sink unit with mixer tap, FITTED OVEN and HOB, with HOOD OVER, WASHING MACHINE and FRIDGE FREEZER, wood effect floor covering, tiled splash backs

LANDING

Access loft and doors to accommodation

BEDROOM ONE

11'10 x 11'9

Double glazed window to rear, built in wardrobes, radiator

BEDROOM TWO

11'11 x 5'8

Double glazed window to front, radiator

BATHROOM

Double glazed window to front, three piece suite in white comprising pannelled bath with shower and screen, low flush wc and pedestal wash hand basin, tiled splash back, heated towel rail

REAR GARDEN

SOUTH FACING Decked area to fore, remainder laid mostly to lawn with slate flower beds, rear gate, outside tap and outside light

FRONT GARDEN

Path to front door, access to meters, shingle flower beds

GARAGE AND PARKING

Garage is accessed via up and over door, driveway to front offering off street parking

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by



the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.





EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floor 0

