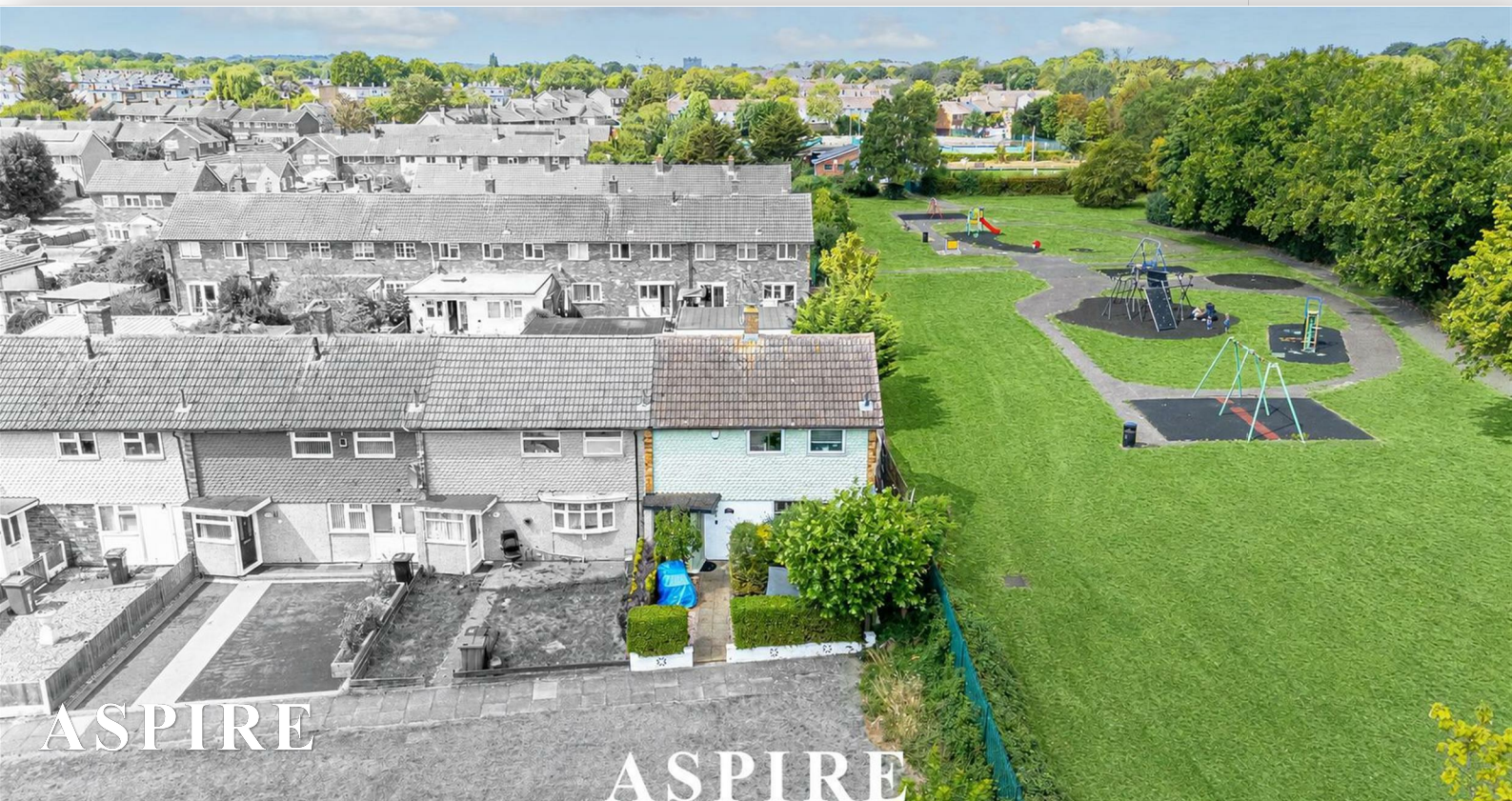


**To arrange a viewing contact us
today on 01268 777400**



Timberlog Lane, Basildon Offers in the region of £325,000

Aspire Estate Agents Basildon are delighted to present this well-presented two double bedroom end of terrace home, offering spacious accommodation, a practical layout and a fantastic location, making it the perfect choice for first-time buyers, young families or investors alike.

Upon entering the property, you are welcomed by a bright entrance hall leading into a generous open-plan lounge and dining area, creating an ideal space for both relaxing and entertaining. The well-equipped kitchen offers ample cupboard and worktop space, while the adjoining utility room provides valuable additional storage and laundry facilities, helping to keep the main living areas clutter-free.

The first floor comprises two excellent-sized double bedrooms, both offering plenty of room for wardrobes and bedroom furniture. Completing the accommodation is a modern family bathroom fitted with a bath and shower over, wash hand basin and WC.

Externally, the property enjoys a west-facing rear garden, perfect for making the most of the afternoon and evening sunshine. The garden is mainly laid to lawn, providing a low-maintenance outdoor space ideal for families, entertaining or simply relaxing. As an end-of-terrace home, the property also benefits from additional privacy and convenient side access.

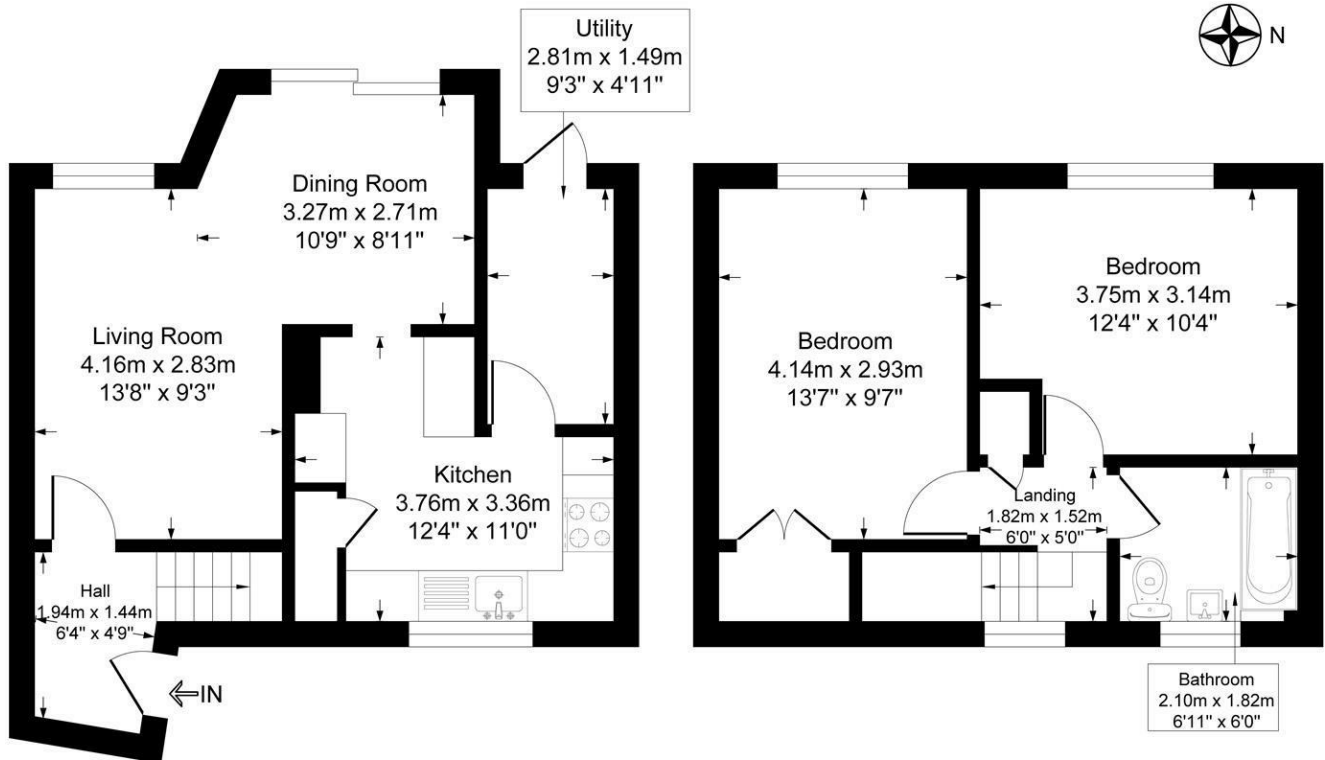
Ideally situated approximately 1.5 miles from Basildon Railway Station, the property offers excellent commuter links into London Fenchurch Street. The nearby A13 and A127 provide easy access to surrounding towns and major road networks, while local schools, shops, parks and everyday amenities are all within easy reach.

This fantastic home combines generous living space, a desirable garden orientation and a convenient location, making it an opportunity not to be missed. Early viewing is highly recommended.

www.aspireestateagents.co.uk

Timberlog Lane

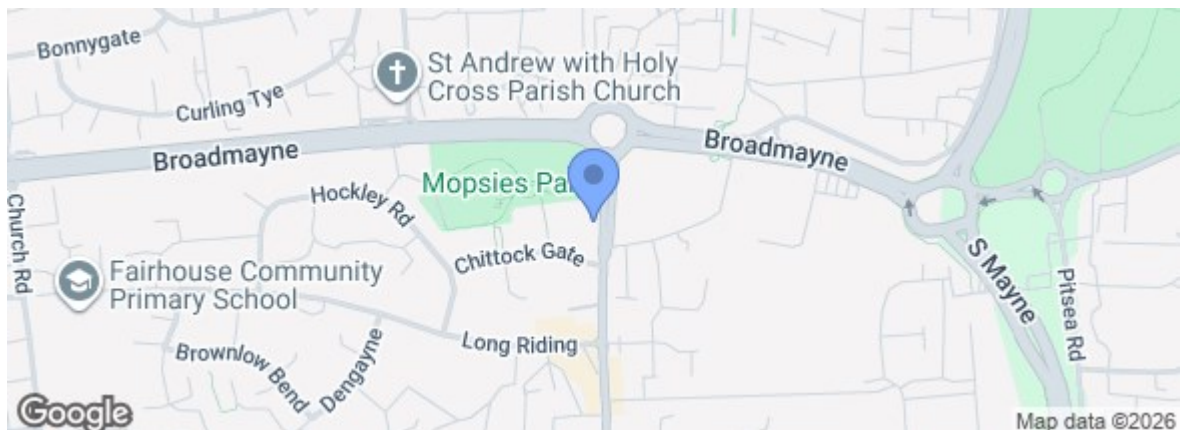
Approximate Gross Internal Floor Area = 74.8 sq m / 805 sq ft



Ground Floor

First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.