



**Great Ranton, Basildon, Essex**

**Guide Price: £290,000 - £310,000**

*Freehold*

# Great Ranton Basildon, Essex

## Property Details:

We are delighted to bring to the market this lovely 2 bedroom family home in the popular area of Basildon, Essex. The property offers 2 double bedrooms with first floor modern family bathroom. Spacious open plan modern kitchen/dining/living space with lots of natural light. Beautifully fitted, spacious modern kitchen with built in appliances, open plan to large living / dining area Double glazing throughout and gas central heating plus a combi boiler installed in 2019 and regularly serviced. With a beautiful low maintenance rear garden this property has everything you need. Ideally located in a quiet Cul-de-Sac, this delightful home is ready to move in and make it your own. With local shops and good road links nearby via A127 & A13, this property will definitely appeal to a variety of buyers including those looking for their first home, up or downsizing and investors. Viewing by appointment only. .

## Ground Floor:

**Hallway:** 9'8" x 5'11". Comperset glazed door and window to front. Tile flooring, radiator, and stairs to first floor. Storage cupboard and large under stair storage with power. Neutral décor. Door to open plan Kitchen / Dining / Living area.

**Kitchen area:** 11'8" x 10'9"

Double glazed window to front. Open plan to dining/living area with French doors to rear garden. A range of modern wall and base units with plenty of storage. Integrated double oven / grill and gas hob with extractor over. Integrated fridge / freezer. Integrated washing machine. Wine/drinks chiller. Stainless steel sink with mixer tap. Tiled splash-back. Tile flooring. Smooth ceiling. Neutral décor. Open plan to:

**Dining area:** Total Kitchen/dining/living 21'5" x 19'7" – L-shaped

Double glazed French doors to rear garden. 2 x Vertical Radiators. Tile flooring. Smooth ceiling with coving. Neutral décor. Open plan to:

**Lounge area:** 13'6" x 12'5".

Double glazed window overlooking rear garden. Fitted carpet. Vertical radiator. Smooth ceiling with coving. Neutral décor.

## First Floor:

**Landing:** 12'3" into stairwell x 5'8" > 3'0". Staggered staircase with lower small landing. Access to first floor accommodation and loft. Loft is insulated and boarded. Airing cupboard housing boiler. Fitted Carpet. Neutral décor.

**Bedroom 1:** 13'9" x 12'0"

Double glazed window to rear aspect. Smooth ceiling with coving. Radiator. Fitted wardrobes. Fitted carpet. Neutral décor.

**Bedroom 2:** 13'4" x 9'4"

Double glazed window to rear aspect. Fitted carpet. Radiator. Smooth ceiling. Neutral décor.

**Bathroom:** 10'0" x 5'7"

Double glazed frosted window to front aspect. Modern bathroom suite consisting of P-shaped Panel bath with shower over. Vanity sink with storage under.. Low level W.C. Fully tiled to walls and floor. Heated towel rail.

## Outside:

**Rear Garden** 50' Approx.

Beautiful low maintenance rear garden. Commencing with large patio area perfect for 'Al fresco' dining. The rest mainly laid to lawn with border gardens. Further patio area at end of garden with two sheds to remain and gate to rear access pedestrian walkway.

## To Front of property:

Communal Parking on street at front.

Council Tax Band: B      EPC Rating: C

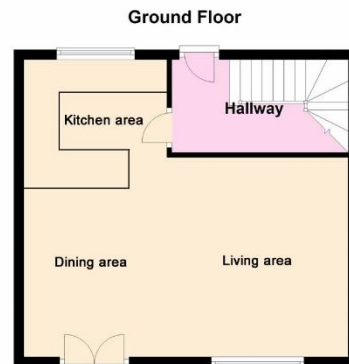
Local Council: Basildon

Approximate gross internal area 81m<sup>2</sup> – 871 sq ft.





- 2 Double Bedrooms
- Fitted Kitchen / Open Plan to Dining / Lounge / Living area
- First floor Bathroom
- 50' Rear Garden (approx.)
- Gas Central Heating (New boiler)
- Double Glazing
- Quiet Cul-de-Sac location
- Perfect first home or investment property



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Keller Williams - Property Giant**  
 33 Robjohns Road,  
 Chelmsford, Essex, CM1 3AG

T: 07532 164364  
 E: [jenni.dawson@kwuk.com](mailto:jenni.dawson@kwuk.com)  
[kwuk.com](http://kwuk.com)

**Disclaimer**  
 Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.