

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Long Riding, Basildon, SS14 1RD



£325,000

WILLIAMS and DONOVAN are pleased to offer for sale this three bedroom townhouse, which is located in a pleasant Basildon location, approx. a mile from Basildon town centre and station. Ideally suited for FIRST TIME BUYERS and BUY TO LET investors, this property benefits from having three good sized bedrooms, kitchen/diner, separate ground floor utility and approx. 50' rear garden. EPC rating - D. Our ref: 15599

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Long Riding, Basildon, SS14 1RD

Accommodation comprises:

Entrance via obscure uPVC double glazed door to:

HALLWAY

Coved and skimmed ceiling. Stairs to FIRST FLOOR ACCOMMODATION. Built in storage cupboard. Radiator. Laminate wood effect floor. Doors to UTILITY ROOM and

DINING ROOM 12' 3" x 8' 8" (3.73m x 2.64m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. Radiator. Laminate wood effect floor. Opening to:



KITCHEN 12' 3" x 8' 6" (3.73m x 2.59m)

Skimmed ceiling. UPVC double glazed window to rear access. UPVC double glazed door to REAR GARDEN. Range of base and eye level units with roll edged surfaces and tiled splashbacks. Inset stainless steel sink. Space for gas cooker. Wall mounted gas boiler. Space for fridge/freezer. Two built in cupboards. Tiled floor.



UTILITY ROOM 6' x 5' 6" (1.83m x 1.68m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Space and plumbing for washing machine. Space for tumble dryer.

FIRST FLOOR LANDING

Skimmed ceiling. Stairs to SECOND FLOOR ACCOMMODATION. Doors to:

LOUNGE 14' 9" reducing to 8' 6" x 13' 8" (4.5m > 2.59m x 4.17m)

Coved and skimmed ceiling. UPVC double glazed window to front aspect. UPVC double glazed patio doors providing access to BALCONY. Feature fireplace with gas fire insert. Radiator.



BEDROOM THREE 11' x 6' 5" (3.35m x 1.96m)

Skimmed ceiling. UPVC double glazed window to rear aspect.



SHOWER ROOM 5' 4" x 5' 4" (1.63m x 1.63m)

Skimmed ceiling. Obscure uPVC double glazed window to rear aspect. Two piece white suite comprising wall mounted hand wash basin and double walk in shower cubicle with wall mounted electric shower. Part tiled walls. Tiled floor.

SEPARATE W/C

Obscure uPVC double glazed window to rear aspect.
Low level w/c. Laminate wood effect floor.

SECOND FLOOR LANDING

Doors to:

BEDROOM ONE 14' 8" x 8' 5" approx. (4.47m x 2.57m)

Two uPVC double glazed windows to front aspect.
Built in storage cupboard. Radiator.



BEDROOM TWO 11' 9" x 10' 6" (3.58m x 3.2m)

Skimmed ceiling. UPVC double glazed window to rear aspect. Built in wardrobes. Built in storage cupboard. Radiator.



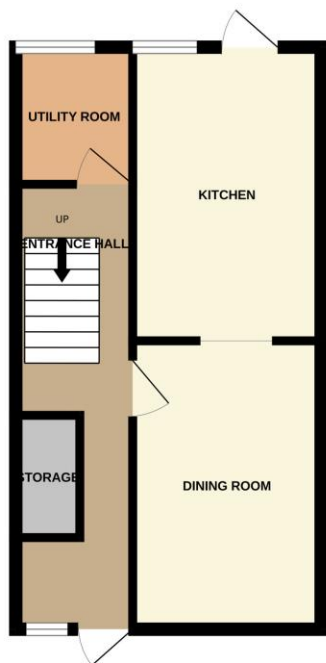
OUTSIDE OF PROPERTY:

To the **FRONT** of the property is a lawn area with pathway to front door.

The **REAR GARDEN** measures approx. 50' and is low maintenance, commencing with paved patio, leading to lawn. Pathway to further concrete patio area at rear. Shed to remain. Fencing to all boundaries.



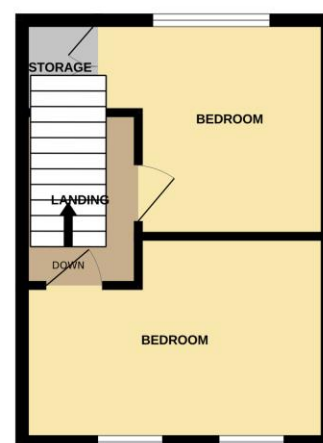
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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