

EST. 1999

WILLIAMS AND DONOVAN

EXCELLENCE IN ESTATE AGENCY

Woolmer Green, Basildon, SS15 5LL



£295,000

WILLIAMS and DONOVAN are pleased to offer for sale with NO ONWARD CHAIN this open plan three bedroom home which benefits from having a 26' 7" kitchen/family room and a 38' rear garden. This property would make an ideal FIRST TIME BUY or BUY TO LET investment and is situated just over a mile's walk from Basildon Town Centre and Basildon station for C2C links to London Fenchurch Street. EPC rating - C. Our ref: 15529

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Accommodation comprises:

Entrance via composite door to:

HALLWAY

Stairs to FIRST FLOOR ACCOMMODATION.
Radiator. Door to:

**KITCHEN/FAMILY ROOM 26' 7" x 16' 3"
reducing to 13' 4" (8.1m x 4.95m > 4.06m)**
Skimmed ceiling. Double glazed windows to front and rear aspects. French style doors leading to REAR GARDEN. Range of base and eye level units. Roll edged working surfaces. Inset stainless steel sink drainer. Space for cooker with extractor hood above. Space for washing machine. Space for fridge/freezer. Two radiators. Tiled floor. Under stairs storage cupboard.



FIRST FLOOR LANDING

Skimmed ceiling. Loft access. Doors to:

BEDROOM ONE 14' 3" x 10' 3" reducing to 8' 10" (4.34m x 3.12m > 2.69m)
Skimmed ceiling. Double glazed window to front aspect. Radiator.



**BEDROOM TWO 12' x 10' 3" reducing to 8' 3"
(3.66m x 3.12m > 2.69m)**

Skimmed ceiling. Double glazed window to rear aspect. Airing cupboard housing combi boiler. Radiator.



BEDROOM THREE 11' 3" x 7' (3.43m x 2.13m)

Skimmed ceiling. Double glazed window to front aspect. built in storage cupboard. Radiator.

BATHROOM 8' 1" x 7' 6" (2.46m x 2.29m)

Skimmed ceiling. Obscure double glazed window to rear aspect. Three piece suite comprising close coupled w/c, pedestal mounted wash hand basin and panelled bath with shower attachment. Radiator. Tiled walls. Tiled floor.

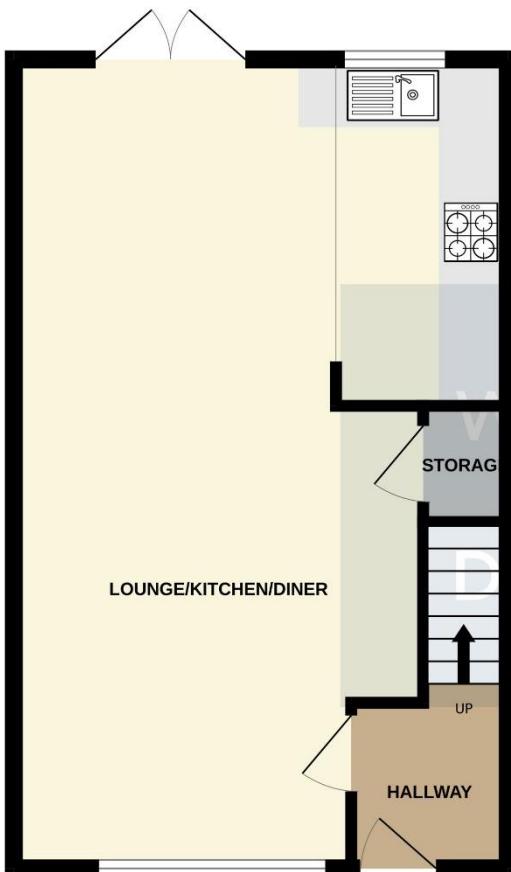


OUTSIDE OF PROPERTY: To the **FRONT** of the property is a garden comprising the lawn with pathway to front door.

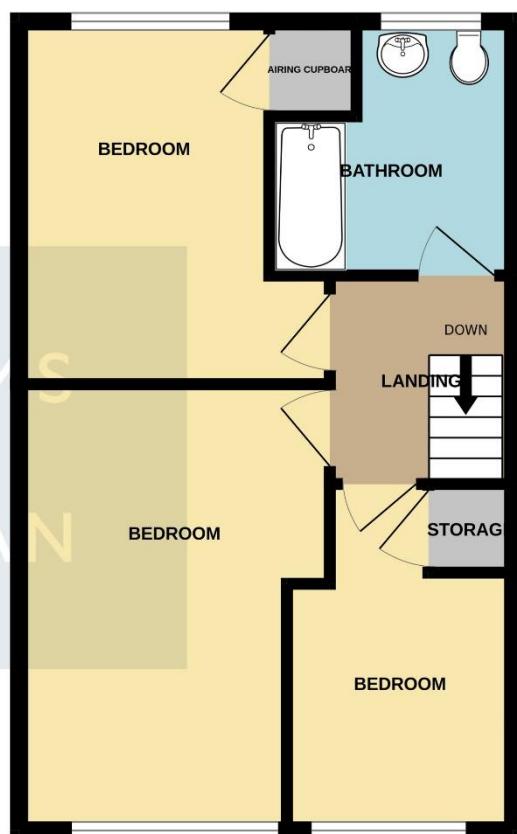
The **REAR GARDEN** is low maintenance, comprising block paving throughout and measuring 38'. Brick built shed. Rear gate to alleyway.



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.

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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