



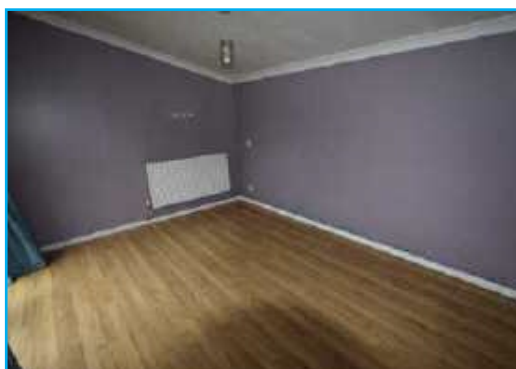
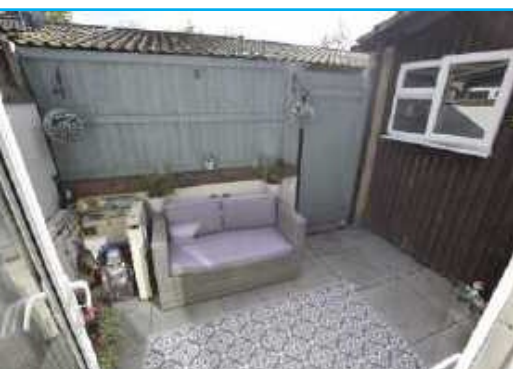
# DAVID ABBOTT

Estate Agents



**Puckleside, Laindon Hills, Basildon, SS16 5XD**  
**Asking price £150,000**

DAVID ABBOTT ESTATE AGENTS - Are offering to the sales market this ONE bedroom property located with easy access to LAINDON TRAIN STATION and is being offered to the market with NO ONWARD CHAIN. The property offers good sized accommodation and has TWO balconies. Energy TBC.



# Puckleside, Laindon Hills, Basildon, SS16 5XD

## Entrance

UPVC entrance door to hallway, radiator, doors off, tiled flooring, large walk in storage cupboard.

## Kitchen 8'8 x 7'2 (2.64m x 2.18m)

UPVC window o side aspect, range of eye and base level units, roll top work surfaces, sink and drainer with mixer taps, tiled splash backs, spaces appliances, tiled flooring

## Bathroom 6'5 x 5'5 (1.96m x 1.65m)

Obscure glazed UPVC window to rear aspect, low flush w/c, wash hand basin with mixer taps, panel bath with mixer taps and shower attachment, radiator, part tiled to walls, tiled flooring.

## Bedroom 12'8 x 10'2 (3.86m x 3.10m)

UPVC door to balcony, coved and textured ceiling, radiator, laminate style flooring.

## Balcony

Enclosed balcony.

## Lounge 18'6 x 10'2 (5.64m x 3.10m)

Coved and textured ceiling, two radiators, UPVC French doors to balcony.

## Balcony

Door giving access.



1: These particulars do not constitute part or all of an offer or contract.

2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3: David Abbott Estate Agents has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

4: David Abbott Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

