



Basildon £445,000



8 Peregrine Close, Kingswood, Basildon, Essex, SS16 5HX

AN EXTREMELY TASTEFUL THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THE SOUGHT AFTER KINGSWOOD DEVELOPMENT WHICH HAS BEEN REFURBISHED THROUGHOUT AND WARRANTS AN IMMEDIATE INTERNAL VIEWING. EPC: TBC.

- ❖ ENTRANCE HALL
- ❖ LOUNGE/DINING ROOM
- ❖ UTILITY ROOM
- ❖ LANDING
- ❖ THREE BEDROOMS
- ❖ DRIVEWAY
- ❖ STUDY
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ CLOAKROOM
- ❖ BATHROOM
- ❖ REAR GARDEN
- ❖ PARKING

ENTRANCE HALL

Double glazed door leading to entrance hall. Ladder radiator. Inset lighting. Laminate flooring. Stairs to first floor with glass balustrade and cupboard under.

LOUNGE/DINING ROOM 21' 7" x 11' 3" (6.57m x 3.43m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Laminated flooring. Power points. Feature fireplace with log burner.

KITCHEN/BREAKFAST ROOM 15' 9" x 7' 11" (4.80m x 2.41m)

Double glazed windows to rear. Radiator. Inset lighting to ceiling. Tiled flooring. Power points. A range of base and eye level units with complimentary work surfaces. Inset sink unit with mixer tap. Built in oven and hob with canopy over. Integrated dishwasher, fridge and freezer. Further base and eye level units with complimentary work surface and breakfast bar. Double glazed door to garden.

UTILITY ROOM 7' 11" x 4' 10" (2.41m x 1.47m)

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. Power points. Work surface with recesses for appliances.

CLOAKROOM

Inset lighting to ceiling. Tiled flooring. White suite comprising of wall mounted wash hand basin. Low flush W.C.



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STUDY 8' 7" x 7' 11" (2.61m x 2.41m)

Double glazed window to front. Radiator. Inset lighting. Fitted carpet. Power points. Built in cupboard.

LANDING

Double glazed window to side. Fitted carpet. Power points. Access to part boarded loft housing boiler (Not tested).

BEDROOM ONE 12' 4" x 9' 0" (3.76m x 2.74m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Fitted carpet. Power points. A range of double fitted wardrobes with hanging and shelf space.

BEDROOM TWO 10' 4" x 8' 11" (3.15m x 2.72m)

Double glazed window to rear. Radiator. Inset lighting to ceiling. Fitted carpet. Power points.

BEDROOM THREE 7' 7" x 7' 6" (2.31m x 2.28m)

Double glazed window to front. Radiator. Inset lighting to ceiling. Fitted carpet. Power points. Built in cupboard.



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BATHROOM

Obscure double glazed window. Heated towel rail. Inset lighting to ceiling. Tiled flooring. White suite comprising of 'P' shaped bath with mixer shower over. Vanity wash hand basin with drawer under. Low flush W.C. Tiling to walls.

REAR GARDEN

Paved patio leading to lawn. Further decked patio with summerhouse. Fenced boundaries. Gated side access.

FRONT GARDEN

Mainly laid to lawn. Blocked paved driveway providing parking for one vehicle.

PROPERTY DETAILS

Tenure: Freehold. EPC: TBC. Basildon Council Tax Band: D.



AGENTS NOTE

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. We have been advised by the Vendor that all the heating equipment and appliances mentioned within these particulars were functional at the time of our inspection. However, due to Chandler & Martin not being professionally qualified in this field, we would recommend that they are thoroughly tested by a specialist (i.e. Gas Safe registered) before entering any purchase commitment. 3. Although our Vendor(s) has advised us that all fixtures, fittings and chattels mentioned within these details will remain, we strongly recommend verification by a solicitor before entering a purchase commitment. 4. These particulars do not constitute any part of an offer or contract. No responsibility is accepted as to the accuracy of these particulars or statement made by our staff concerning the above property. Any intended purchaser must satisfy him / herself as to the correctness of such statements and these particulars. All negotiations to be conducted through Chandler & Martin. 5. Chandler & Martin advise all purchasers to make their own enquiries to the relevant parties to ascertain whether there could be any planning applications or developments that could affect the property or local area.



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Chandler & Martin has not tested any apparatus, equipment, fixtures and fittings, or any services and so cannot verify that they are in working order or fit for the purpose. Any Buyer or Tenant is advised to satisfy themselves as to the correctness of each of them.

Items shown in photographs are not included, they may be available by separate negotiation. Dimensions and descriptions are believed to be correct but cannot be relied upon as statements or representations.

References to the title of a property are based on information supplied by the Seller. Chandler & Martin has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor or adviser.

These particulars are for potential Purchasers and Tenants guidance only and do not constitute any part of an offer or contract. Potential Purchasers and Tenants must therefore assume any information in these particulars is incorrect and must be verified by their Solicitor or Agent.

Chandler & Martin have taken steps to comply with the Consumer protection from unfair trading regulations 2008, however, should there be any aspects of this property that you wish to clarify before an appointment to view, or prior to any offer to purchase being made, please contact Chandler & Martin on 01375 891007.



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Total floor area 95.0 sq. m. (1,023 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com