

CB ESTATES

SALES, LETTINGS & PROPERTY MANAGEMENT



Immaculate condition throughout

Modern fitted kitchen

Modern fitted bathroom

Spacious Lounge/Diner

Ground floor shower room

Three double bedrooms



The Willows
Basildon, SS13

Guide Price £245,000

CB Estates are pleased to offer for sale this three double bedroom mid-terraced house which has been finished to a high standard by the current owners, situated within easy reach of local amenities and transport links. The accommodation comprises of a lounge/diner, large modern fitted kitchen, modern fitted ground floor shower room, three double bedrooms, modern fitted bathroom, good size rear garden, garage accessed via service road and residence parking.

Entrance via double glazed porch leading to:

Porch: 6'7 x 3'3:

Power points, door leading to:

Lounge/Diner: 19'6 x 11'6:

Double glazed window to front, coving to ceiling, power points, wall mounted thermostat, wall mounted electric heater with wooden fitted cover, door to:

Inner Lobby Area:

Double glazed door to rear garden, stairs to first floor, under stairs storage cupboard, power points, door to shower room, wall mounted electric heater, opening to:

Kitchen: 11'7 x 9'4:

Double glazed window to rear, one bow sink unit with side drainer and chrome mixer tap, range of matching base and wall mounted units, integrated electric oven and hob with cooker hood over, space and plumbing for washing machine and fridge/freezer, ceiling spotlights, power points, part tiled walls, under unit lighting, wooden flooring.

Ground Floor Shower Room/WC: 6'7 x 5'4:

Double glazed window to rear, low level wc, built-in shower cubicle with electric shower, pedestal wash hand basin with

chrome taps, ceiling spotlights, chrome heated towel rail, tiled flooring, tiled walls.

First Floor Landing:

Wall mounted electric heater with wooden fitted cover, power points, built-in storage cupboard housing immersion heater, loft access, doors to:

Bedroom One: 14'6 x 9'6:

Double glazed window to front, power points, wall mounted electric heater with wooden fitted cover, coving to ceiling, ceiling rose.

Bedroom Two: 11'7 x 9'10:

Double glazed window to front, power points, coving to ceiling, wall mounted electric heater with wooden fitted cover, ceiling rose.

Bedroom Three: 9'6 x 8'8:

Double glazed window to rear, power points.

First Floor Bathroom: 6'7 x 5'7:

Double glazed window to rear, low level wc, pedestal wash hand basin with chrome taps, panelled bath unit with chrome taps and built-in shower over, tiled walls, vinyl flooring.

Exterior: Rear Garden: 49'6 x 19'8:

The rear garden commences with a patio entertained area with the remainder being laid to lawn with flower bed borders and access to external storage room. There is a pedestrian rear gate leading to garage and communal parking.

Garage: 15' x 7'4:

Up and over door.



GROUND FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(43.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 452 SQ.FT.
(41.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 924 SQ.FT. (85.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.