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## Falstones, Basildon, Essex, Guide price £375,000

Aspire Estate Agents Basildon are thrilled to present this fantastic three-bedroom end of terrace home is situated in the popular Falstones area within Lee Chapel North, a highly sought-after location close to a range of local schools, amenities and excellent transport links. Guide Price £375,000 - £400,000

Internally, the property welcomes you with a porch leading into the entrance hallway. The ground floor offers a spacious living room/dining room, a well-proportioned kitchen and plenty of useful storage throughout, making the layout both practical and comfortable for everyday family living.

To the first floor, the home provides three good-sized bedrooms along with a family bathroom.

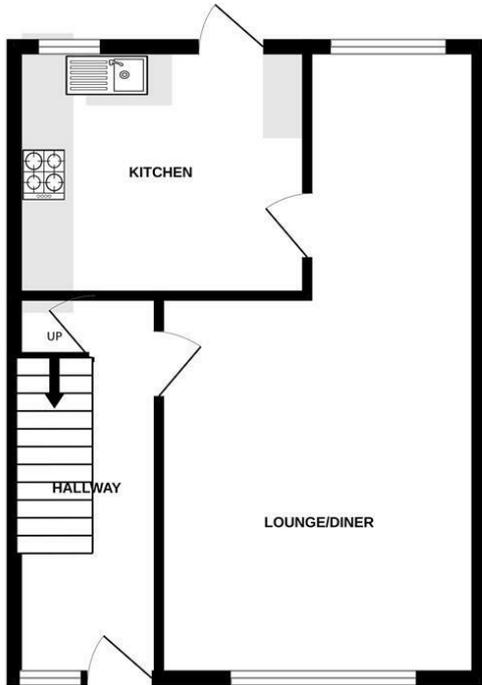
Externally, the property benefits from newly laid off-street parking to the front, finished with modern paving. To the rear, there is a low-maintenance garden featuring a combination of artificial grass and block paving, along with access to a brick-built shed providing useful additional storage.

This well-located and practical family home offers a great balance of indoor and outdoor space and is ideal for first-time buyers or growing families.

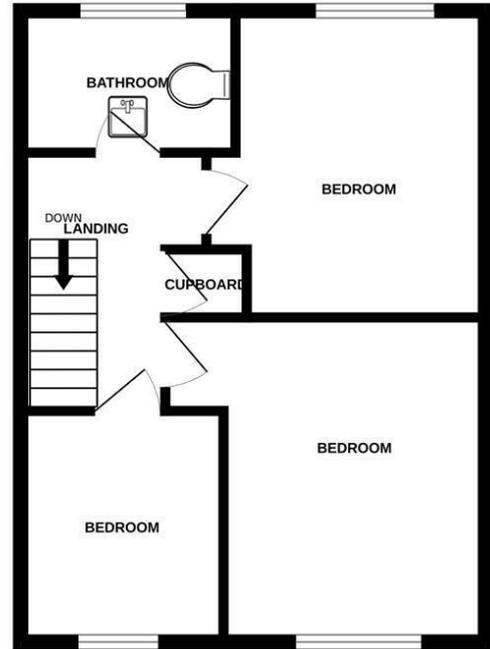
[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)



GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C		73	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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