

To arrange a viewing contact us  
today on 01268 777400



ASPIRE



## Quilters Straight, Basildon Offers invited £325,000

- Spacious three/four bedroom, two bathroom family home with flexible living space to suit a variety of needs.
- Prime Fryerns Location – Ideally situated within walking distance to the town centre, train station, parkland, and excellent access to the A127 & A13.
- Ground Floor Flex Room – Additional reception room perfect for use as a fourth bedroom, study, or playroom.
- Two Stylish Bathrooms – One bathroom on each floor, providing added convenience for busy households.
- Pleasant Rear Garden – A well-maintained outdoor space ideal for families, with potential for further landscaping or development.
- No Onward Chain – A hassle-free purchase opportunity with no onward buying chain involved.
- Expansive Lounge/Diner – Impressive 26'8" x 10'1" reception room offering ample space for both family living and entertaining.
- Modern Kitchen & Utility Room – Well-fitted kitchen with a useful adjoining utility space, ideal for modern family life.
- Well-Proportioned Bedrooms – Three good-sized bedrooms on the first floor, all neutrally decorated and filled with natural light.
- Driveway Potential (STPP) – Paved front garden offers real scope to create off-street parking for up to two cars (subject to planning permission).

Aspire Estate Agents Basildon are delighted to present this impressively well-maintained and heavily extended three/four bedroom, two bathroom family home, situated in the ever-popular and family-friendly Fryerns area — offered with NO ONWARD CHAIN!

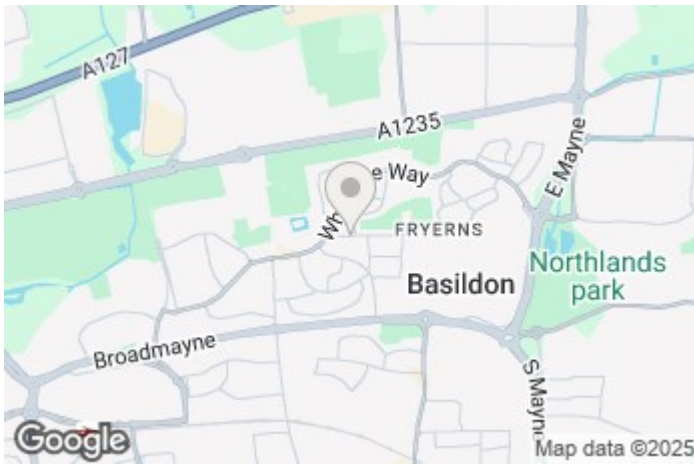
Located within easy walking distance to the town centre, train station, local parkland, and benefiting from excellent transport links to the A127 and A13, this property is perfectly positioned for both convenience and lifestyle. Viewings are highly recommended to fully appreciate everything this versatile home has to offer.

This fine home has been lovingly cared for and is tastefully decorated in neutral tones throughout, offering a welcoming and move-in-ready space. Further benefits include full double glazing, gas central heating, and exceptional flexibility for growing families or those working from home.

The ground floor comprises a bright and spacious entrance hallway, an expansive 26'8" x 10'1" lounge/diner ideal for entertaining, a well-appointed kitchen measuring 11'6" x 10'1" complete with an adjoining utility room, and a modern ground-floor bathroom. Additionally, there is a generous second reception room to the front, measuring 8'8" x 7'9", which can comfortably serve as a fourth bedroom, playroom, or

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.