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## Pound Lane, Basildon Guide price £400,000

Aspire Estate Agents Basildon are delighted to present to the market, with NO ONWARD CHAIN, this exceptionally versatile three-bedroom family home.

Currently arranged as two self-contained apartments – a ground floor one-bedroom and a first floor two-bedroom – the property offers huge flexibility. The current owner has already obtained quotations to reinstate the property back to a traditional three-bedroom semi-detached home, should a purchaser prefer this arrangement.

Externally, the home enjoys ample driveway parking and a large, low-maintenance rear garden with multiple outbuildings including a substantial summerhouse with power.

Guide Price: £400,000 – £425,000  
Freehold | Council Tax Band C (£1,908.72)

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

## Ground Floor Accommodation

Entrance Hall – welcoming and practical entry space.

Kitchen – 11'3" x 8'5" (3.43m x 2.57m), fitted with generous worktop and storage space.

Open-Plan Lounge/Dining Room – 22'3" x 12'11" overall, divided into:

Living Area: 13' x 12'11" (3.96m x 3.94m)

Dining Area: 12'11" x 8'3" (3.94m x 2.51m)

Master Bedroom – 11'3" x 9'1" (3.43m x 2.77m), with:

En Suite Shower Room – 8' x 2'11" (2.44m x 0.89m).

## First Floor Accommodation

Kitchen – 11'3" x 5'2" (3.43m x 1.57m), offering excellent storage and preparation space.

Lounge/Diner – 15' x 13'4" (4.57m x 4.06m), providing access to:

Bedroom One – 13' x 9'11" (3.96m x 3.02m)

Bedroom Two – 8'4" x 7'1" (2.54m x 2.16m)

Shower Room – 5'8" x 5'2" (1.73m x 1.57m).

## External Features

Large Rear Garden – easy to maintain, with three sheds (one with power).

Summerhouse – 20' x 11'6" (6.10m x 3.51m), complete with electric, perfect for home office, gym, or leisure use.

Generous Driveway Parking – suitable for multiple vehicles.

## Additional Benefits

Substantial double-storey side extension creating impressive internal space.

Potential for official conversion into two separate apartments (subject to planning) – offering strong rental opportunities.

Ideal for multi-generational living or those seeking

income potential.

Close to local shops, Pitsea Town Centre, schools, and excellent transport links including the A13 and A127.

## Key Features at a Glance

Versatile three-bedroom family home

Currently arranged as two apartments

Vendor open to reinstating into one home

Heavily extended with deceptive space

Large rear garden with outbuildings & summerhouse

Abundance of driveway parking

Walking distance to shops & amenities

Excellent access to A13 & A127

Freehold | Council Tax Band C

No onward chain

GROUND FLOOR FLAT SET UP



1ST FLOOR FLAT SET UP



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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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