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ASPIRE



## Beambridge Place, Basildon Offers in excess of £315,000

Aspire Estate Agents are pleased to present to the market this beautifully presented and incredibly spacious THREE DOUBLE BEDROOM home, perfectly positioned overlooking a charming green to the front, offering a wealth of communal parking to the rear, and located within walking distance of Pitsea Town Centre and direct rail links into London.

Step inside via a welcoming entrance hall which sets the tone for the rest of the home. This cosy space features a convenient ground floor W/C and a handy storage cupboard – ideal for coats and shoes.

Double doors lead from the entrance hall into a striking and versatile open-plan space, measuring 12'2 x 10'10. Whether you envision a dining area, home office, or playroom, the possibilities are endless. This flows seamlessly into the main living area (12'9 x 11'6), creating a sociable environment ideal for both entertaining and everyday relaxation.

Completing the ground floor is a stylish and modern kitchen, fitted in 2020 and maintained to a superb standard. The current owner has thoughtfully maximised the space, resulting in a highly functional and attractive cooking area.

Upstairs, a spacious and well-lit landing provides access to three generously sized double bedrooms and the modern shower room.

The master bedroom impresses at 15'9 x 8'3 and is complemented by an equally spacious second bedroom (12'11 x 9'1). Bedroom three, currently utilised as a home office and dressing room, still offers fantastic proportions at 12'3 x 7'11.

The modern shower room measures 6'4 x 5'11 and features a large corner shower, W/C, and washbasin – all finished to a high standard.

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Council Tax Band = B  
Amount = £1670.13  
Guide Price £325,000 - £335,000

Cosy Entrance Hall -

Ground Floor W/C -

Dining Area (12'2 X 10'10) -

Living Area (12'9 X 11'6) -

Modern Kitchen Suite (11'1 X 5'4) -

Master Bedroom (15'9 X 8'3) -

Bedroom 2 (12'11 X 9'1) -

Bedroom 3 (12'3 X 7'11) -

Modern Shower Room -

Enclosed Area Of Front Garden -

Overlooking Area Of Parkland -

Low Maintenance Rear Garden -

Rear Access -

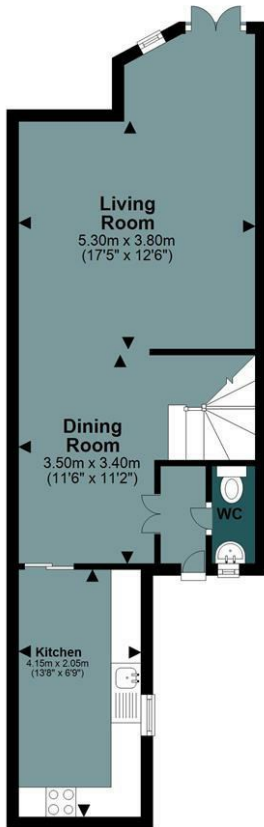
Wealth Of Communal Parking -

Walking Distance To Pitsea Town Centre -

Walking Distance To Rail Links Into London -

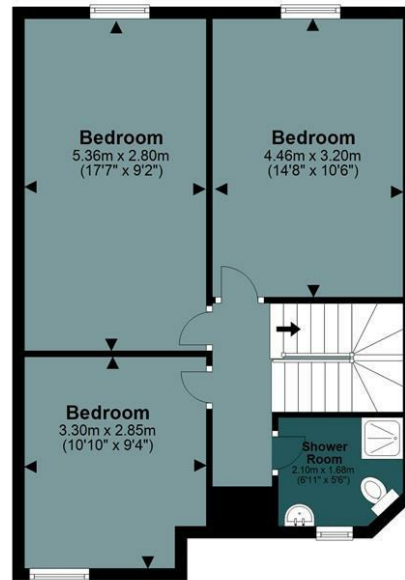
### Ground Floor

Approx. 40.7 sq. metres (438.5 sq. feet)



### First Floor

Approx. 52.1 sq. metres (561.3 sq. feet)

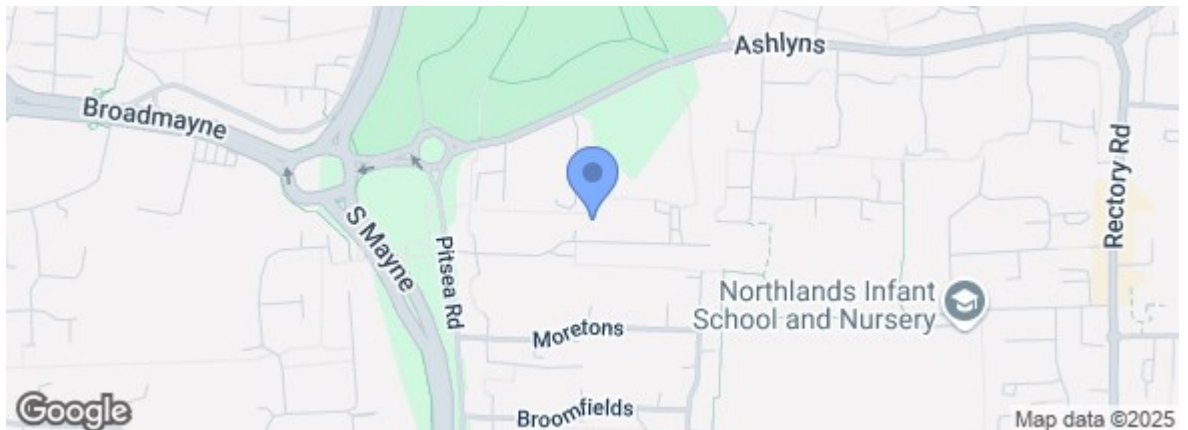


Total area: approx. 92.9 sq. metres (999.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(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	



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.