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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	



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.