

***To arrange a viewing contact us
today on 01268 777400***



Byfletts, Basildon Guide price £350,000

Aspire Estate Agents are pleased to present this generously sized three-bedroom terraced home, perfectly positioned on the ever-popular Byfletts. This well-proportioned property is competitively priced and offers an excellent opportunity for buyers looking to create their ideal home. Whether you're a first-time buyer, upsizing, or searching for a smart investment, this property is packed with potential -
Guide Price: £350,000 - £375,000 -

Inside, the home features a spacious lounge, a well-sized kitchen/diner, and three good-sized bedrooms, providing ample room for families or those who need additional space to work from home. The rear garden offers a great outdoor space for entertaining, relaxing, or further landscaping, while the front provides an attractive approach to the property.

The location is superb—within easy walking distance of reputable schools, local shops, and regular bus routes. A wide range of local amenities are just moments away, ensuring convenience on your doorstep.

This is a fantastic opportunity not to be missed—contact Aspire Estate Agents today to arrange your viewing.

www.aspireestateagents.co.uk

Downstairs
Kitchen

3.16m x 2.77m (10'4" x 9'1")

Hallway

3.87m x 3.04m (12'8" x 10'0")

Living Room

5.89m x 3.57m (19'4" x 11'8")

Lounge / Diner

2.53m x 3.58m (8'3" x 11'9")

Upstairs
Bathroom

2.88m x 1.84m (9'5" x 6'0")

Bedroom 1

4.10m x 3.36m (13'5" x 11'0")

Bedroom 2

2.75m x 2.54m (9'0" x 8'4")

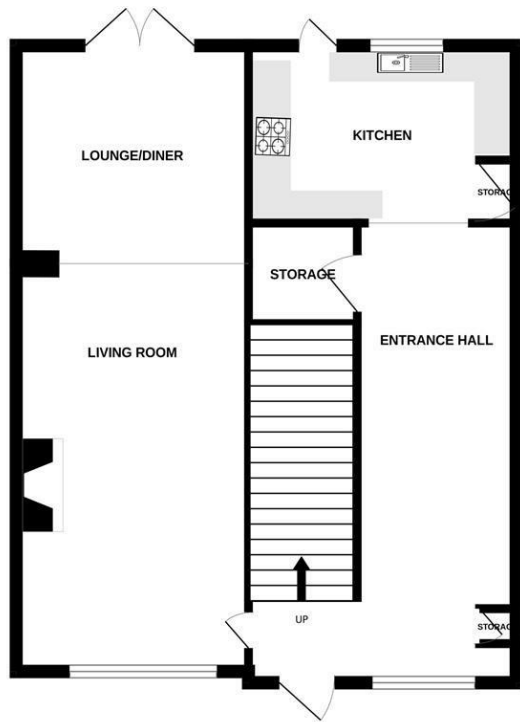
Bedroom 3

4.04m x 2.65m (13'3" x 8'8")

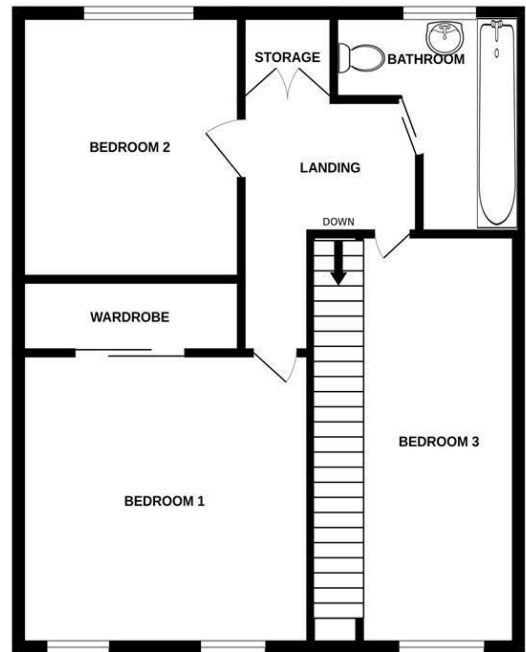
Landing

2.54m x 1.65m (8'4" x 5'5")

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



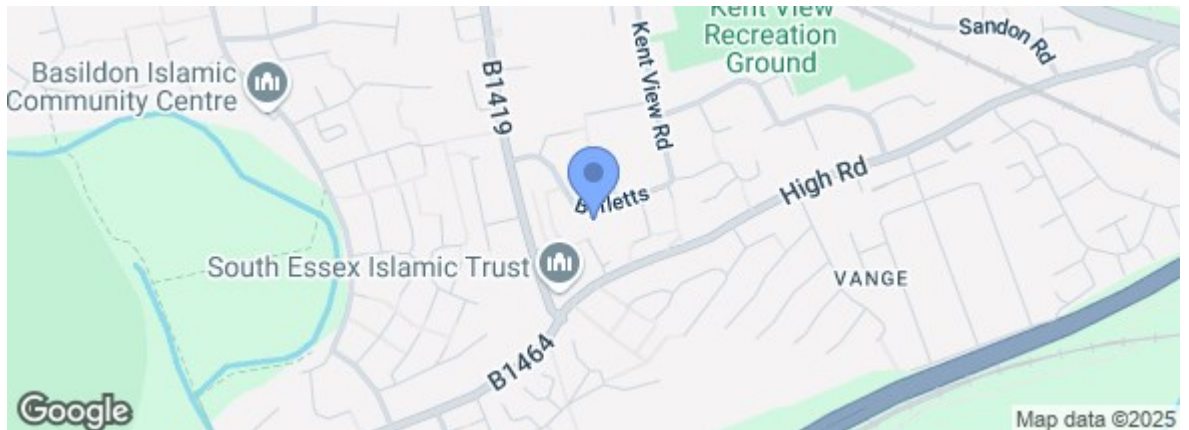
1ST FLOOR
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.6 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			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.