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today on 01268 777400**



## **Great Ranton, Basildon Offers in excess of £290,000**

This well-presented three double bedroom end-terraced property offers excellent living space, modern updates, and a private rear garden – perfect for families, first-time buyers, or buy-to-let investors.

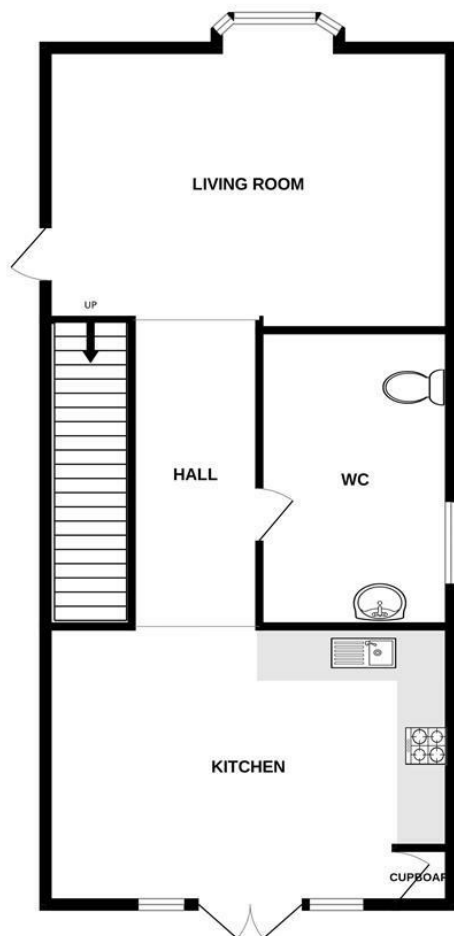
The ground floor comprises of a spacious lounge, convenient ground floor WC/makeup room – ideal for guests or a busy household. To the rear of the property, you'll find a newly fitted contemporary kitchen, designed with both style and practicality in mind, with direct access to the garden.

Upstairs, the property offers three spacious double bedrooms, each with plenty of room for wardrobes or study space, along with a modern family bathroom.

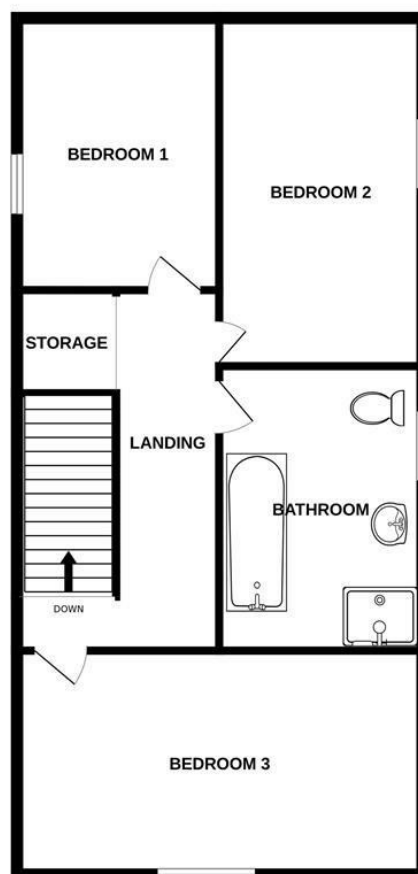
The private rear garden is perfect for entertaining, relaxing, or family time, and features rear access via a secure alleyway, offering added convenience for bike storage or garden access.



GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



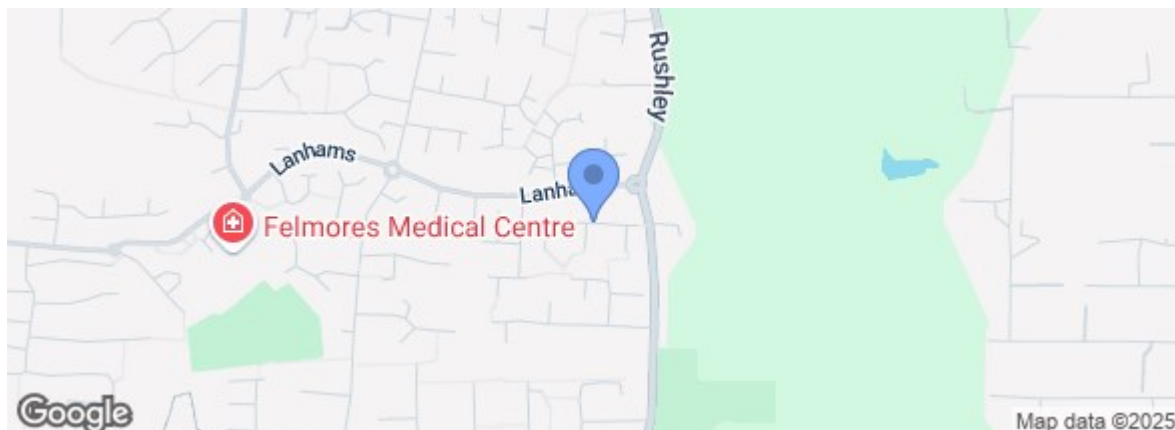
1ST FLOOR  
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.4 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.  
Made with Metropix G2025

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 (1-10) G Not energy efficient - higher running costs	86
	71
England & Wales 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) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-10) G Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



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