

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



## **Stirling Place, Basildon Guide price £350,000**

Aspire Estate Agents Basildon are delighted to offer for sale this well-presented three-bedroom semi-detached corner house, ideally located in a popular residential area perfect for families and commuters alike.

Positioned on a spacious corner plot, the property features a bright lounge, modern fitted kitchen, generous conservatory, and a downstairs cloakroom. Upstairs offers three well-proportioned bedrooms and a family bathroom.

This home is also the only property on the road with gas central heating, offering improved energy efficiency and comfort all year round.

Externally, the home benefits from off-street parking, a private rear garden with side access, and the added privacy and space that comes with a corner position.

Ideally located within walking distance of Felmore Primary School and just 1.8 miles from Pitsea Station, providing direct rail services into London.

ENTRANCE HALL

GROUND FLOOR CLOAKROOM

UTILITY ROOM

KITCHEN: 14'2" x 10'7"

INNER HALLWAY

LOUNGE: 14'3" x 10'7"

CONSERVATORY: 13'4" x 8'2"

LANDING

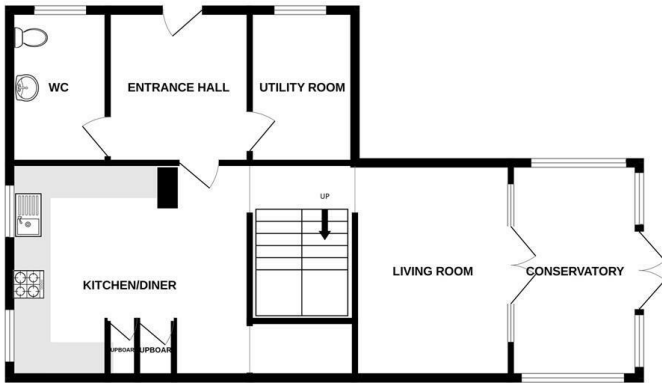
BEDROOM ONE: 10'7" x 7'9"

BEDROOM TWO: 10'7" x 7'9"

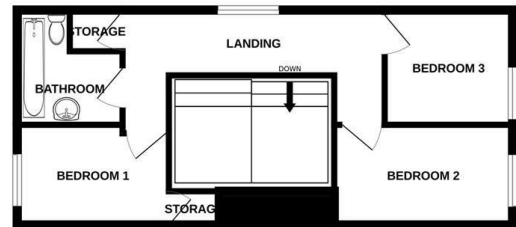
BEDROOM THREE: 7'7" x 6'

BATHROOM

GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



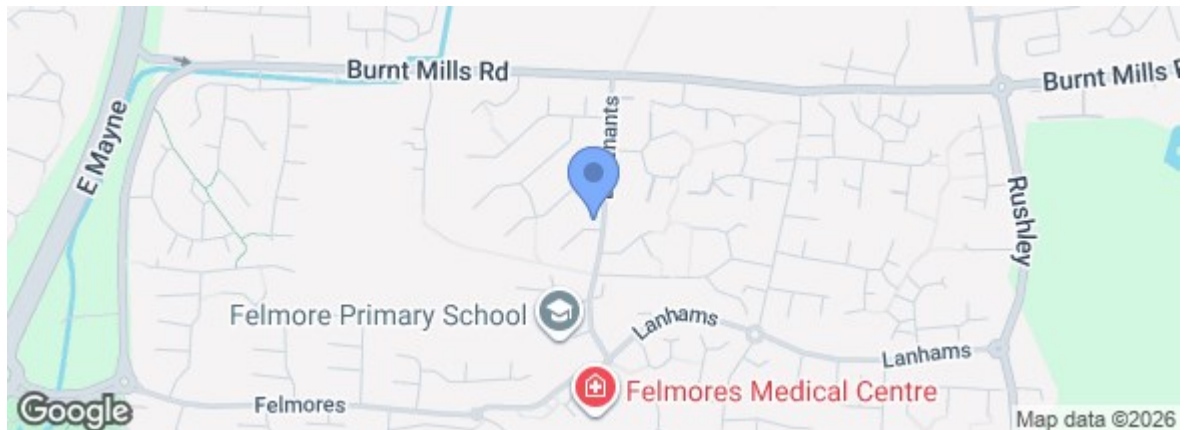
1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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			
74		81	
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			
(1-20) 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.