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today on 01268 777400**



## **Helmores, Basildon £325,000**

Aspire are pleased to present this well positioned three bedroom home, offered with no onward chain and set within a quiet no through road in the ever popular Laindon location.

This is an ideal opportunity for first time buyers, families or investors looking for a well laid out home with fantastic potential, all within easy reach of transport links and local amenities.

Internally, the property offers a practical and balanced layout across two floors. The ground floor begins with a welcoming entrance hall, complete with a convenient downstairs W/C.

To the front of the home, the lounge measures 16'6 x 10'0, providing a comfortable and bright living space with ample room for furnishings. To the rear, the kitchen measures 10'6 x 10'0 and flows through to the separate dining room, creating a functional layout ideal for both everyday living and entertaining.

The dining room then leads into the conservatory, offering an additional reception area overlooking the rear garden and providing a great connection between indoor and outdoor living.

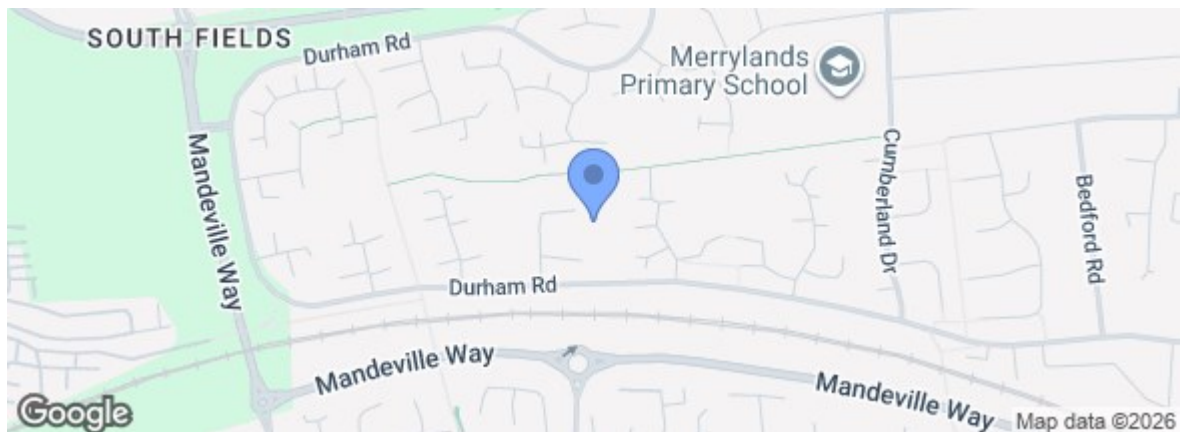
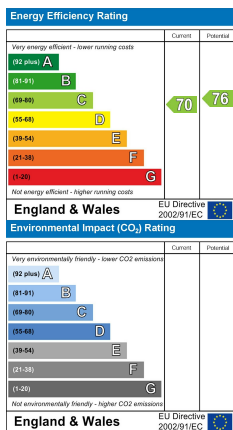
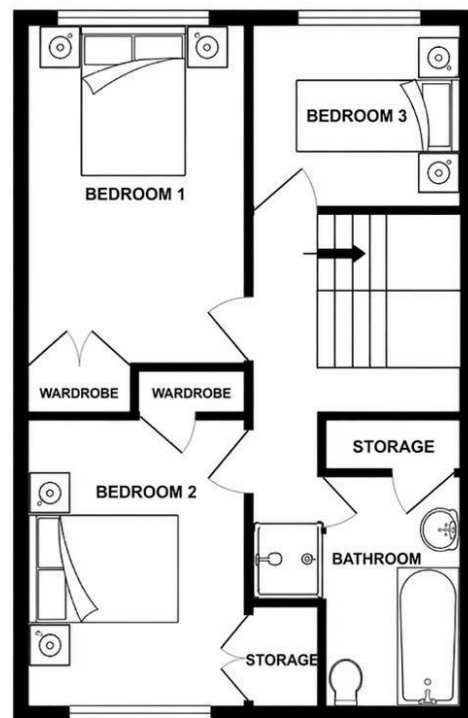
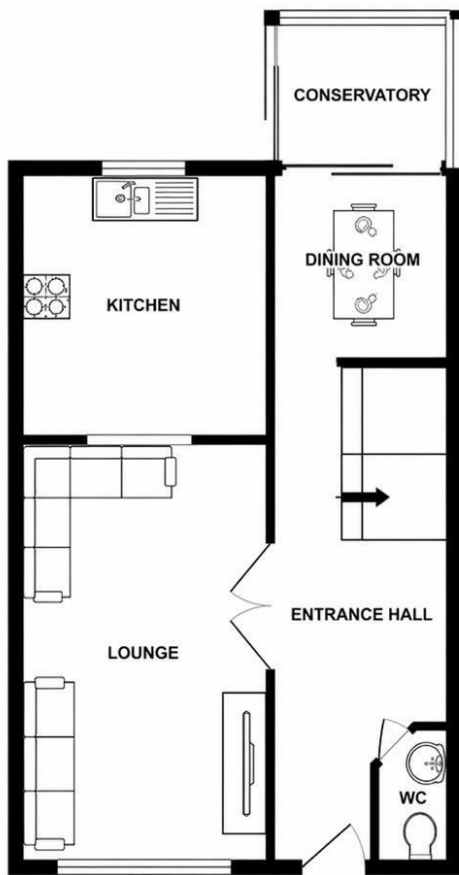
Upstairs, the property continues to impress with three well proportioned bedrooms. Bedroom One measures 13'7 x 8'11 and benefits from fitted wardrobes, while Bedroom Two, also with fitted storage, measures 11'6 x 8'11. Bedroom Three measures 7'6 x 8'6, making it perfect as a nursery, home office or guest room.

The first floor is completed by a four piece family bathroom suite.

Externally, the property boasts a sizeable rear garden, offering excellent outdoor space with plenty of potential. To the front, there is access to a communal car park, providing convenient parking for both residents and visitors.

Positioned just 0.9 miles from Laindon Railway Station, with direct access into London Fenchurch Street via the C2C line, and offering easy access to the A13 and A127, this home is perfectly suited for commuters.

With no onward chain and huge scope to personalise, this is a property that must be viewed to fully appreciate the space and potential on offer.



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.