

To arrange a viewing contact us  
today on 01268 777400



ASPIRE



ASPIRE



ASPIRE



ASPIRE

## Rowenhall, Basildon Offers in the region of £350,000

Aspire Estate Agents Basildon are delighted to present this well-presented and deceptively spacious three-bedroom mid-terraced house, ideally positioned within a popular residential area close to local amenities, schools, and excellent transport links.

This attractive family home offers a versatile layout, perfect for modern living. The ground floor features a bright and spacious lounge/dining area, ideal for both relaxing and entertaining, with an abundance of natural light creating a warm and welcoming atmosphere. In addition, there is a further reception room which offers excellent flexibility and can be used as a home office, playroom, or additional dining space to suit individual needs.

The kitchen is well-appointed and thoughtfully designed, providing ample storage and workspace, complete with a large range cooker and space for a slot-in dishwasher and washing machine. Adjacent to the kitchen is a useful utility/office/dining room area, enhancing the practicality of the home. A convenient ground floor W.C adds further comfort for family living and guests.

To the first floor, the property comprises three generously sized bedrooms, each offering ample space for furnishings and storage. The family bathroom is a standout feature, fitted with a modern four-piece suite including a separate bath and shower, providing both style and functionality.

Externally, the property benefits from driveway parking to the front, ensuring ease and convenience for residents. The rear garden offers additional outdoor space, ideal for family enjoyment or entertaining during the warmer months.

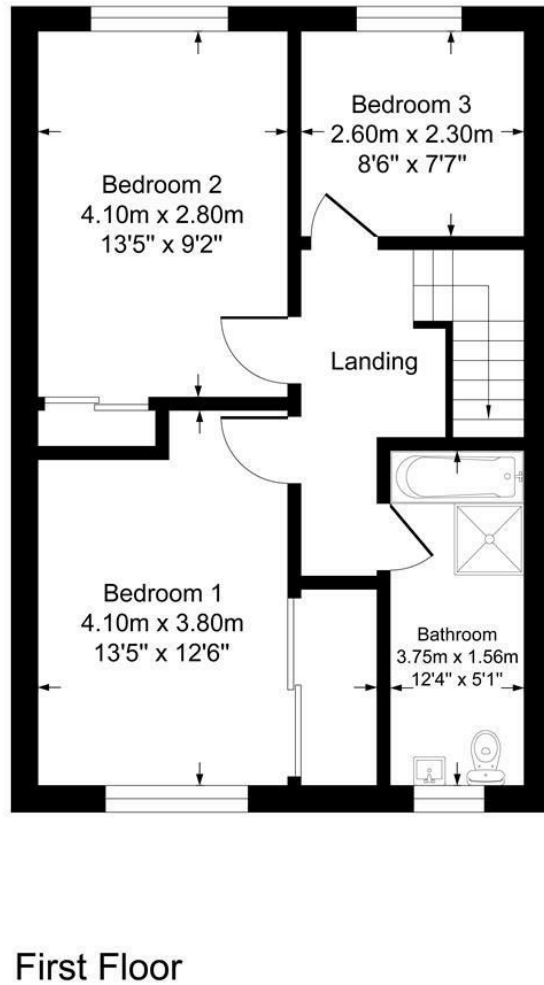
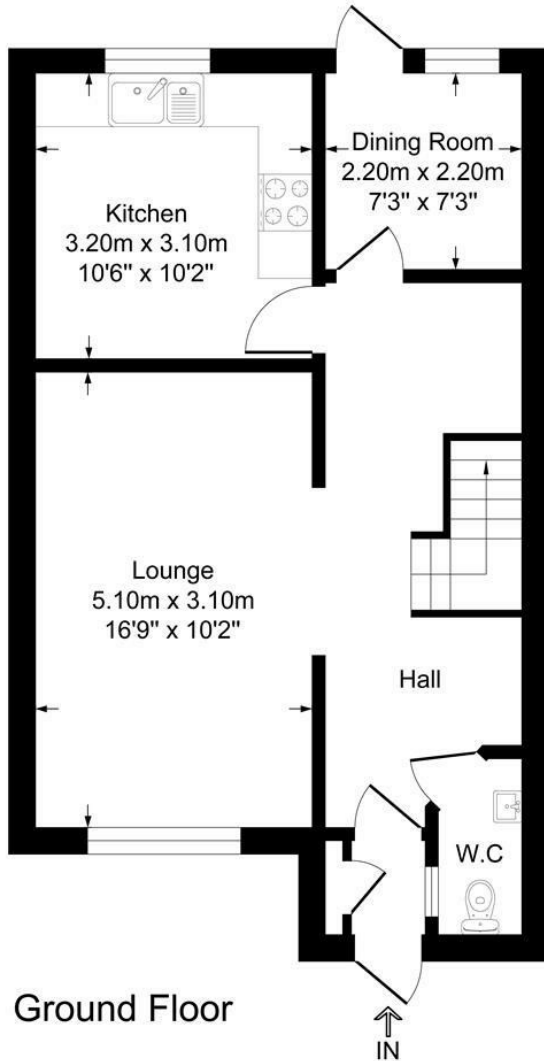
This home is well maintained throughout and ready for immediate occupation, making it an excellent opportunity for first-time buyers, growing families, or investors alike.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)



# Rowenhall

Approximate Gross Internal Floor Area = 93.4 sq m / 1005 sq ft



| 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                  |   | 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.