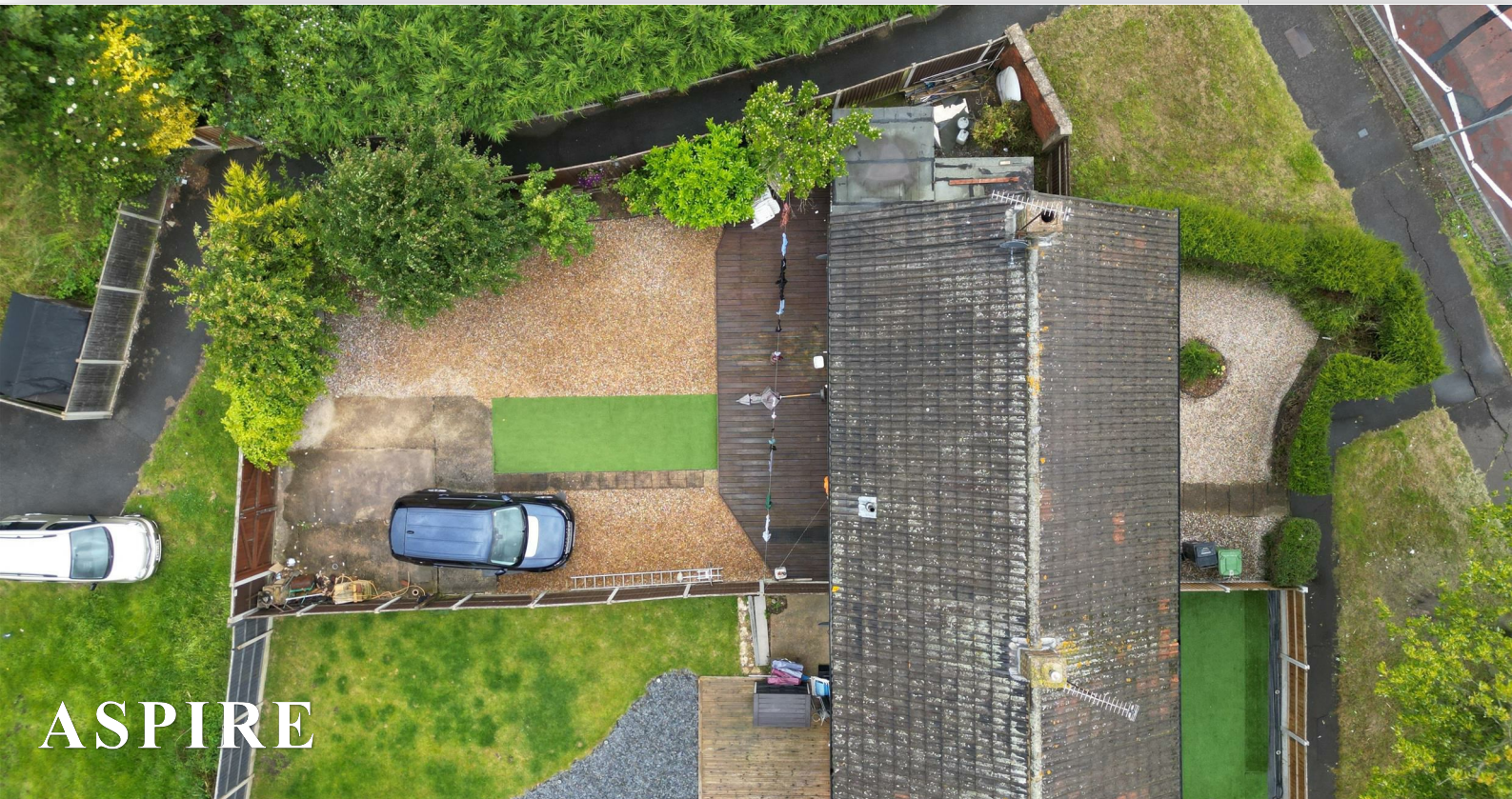


To arrange a viewing contact us  
today on 01268 777400



## Whitmore Way, Basildon, Essex Offers over £350,000

Aspire Estate Agents are delighted to present this exceptional 4-bedroom terrace house, perfect for those looking to create their dream home. Brimming with potential and priced to sell, this property should be at the top of your wish list. Call today to register your interest and arrange a viewing.

Ideally located in the highly sought-after Fryerns area of Basildon, this property is conveniently positioned near the town centre and mainline station, providing easy access to London via the C2C line. Fryerns offers a selection of local shops, while the town centre features high-end shops, restaurants, and bars. Basildon boasts a variety of amenities, including numerous schools, leisure facilities, and ample green spaces.

## **Entrance Hall Way**

### **Kitchen**

17'8 x 9'8 (5.38m x 2.95m )

### **Utility Room**

### **Lounge**

11'5 x 10'5 (3.48m x 3.18m )

### **Hall Way**

### **Master Bedroom**

11'0 x 10'8 (3.35m x 3.25m )

### **Second Bedroom**

10'8 x 9'12 (3.25m x 2.74m)

### **Third Bedroom**

8'8 x 8'10 (2.64m x 2.69m )

### **Fourth Bedroom**

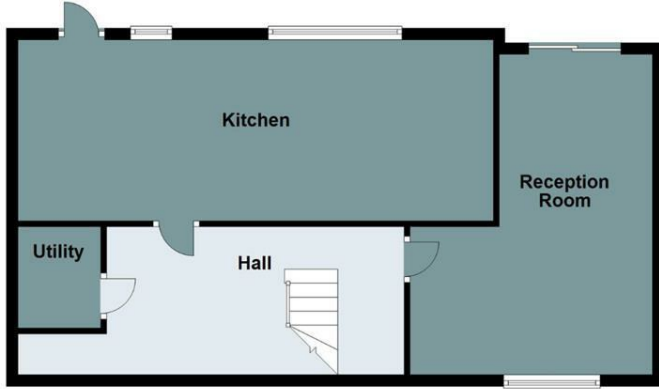
8'8 x 8'10 (2.64m x 2.69m )

### **Bathroom**

### **Rear Garden/ Parking**

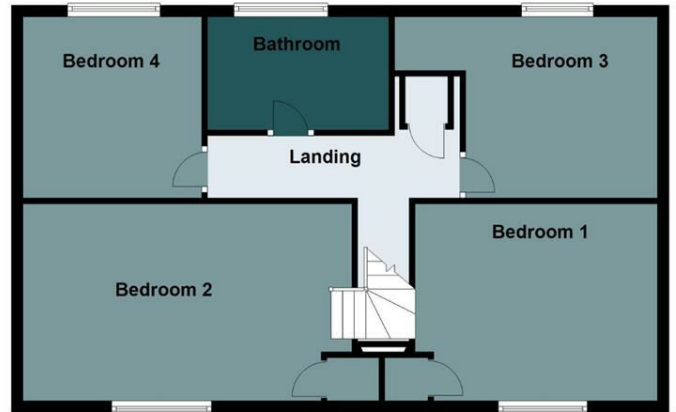
### Ground Floor

Approx. 63.0 sq. metres (678.4 sq. feet)



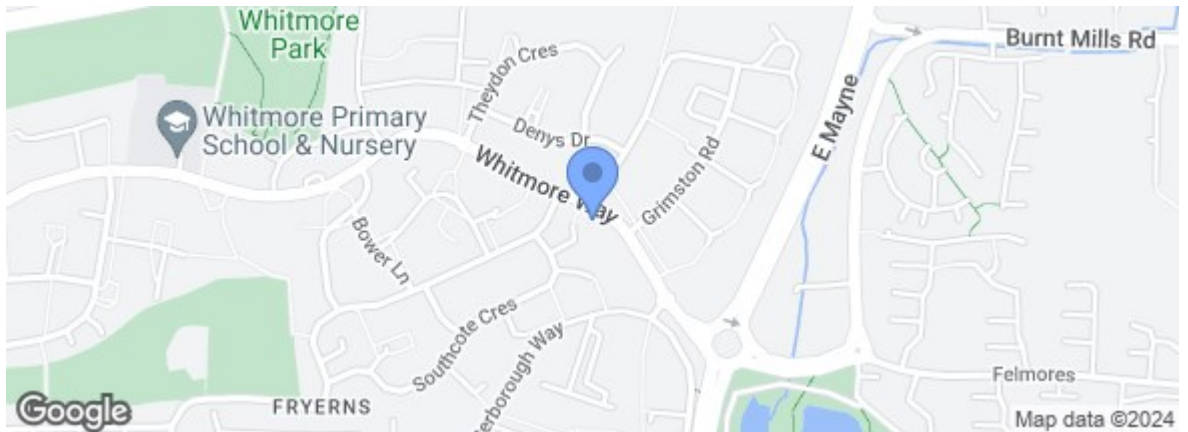
### First Floor

Approx. 72.7 sq. metres (782.7 sq. feet)



Total approx floor area: 919.9 sqft (85.5 sq m)  
Whitmore Way

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.