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today on 01268 777400***



Vicarage Close, Laindon, Basildon, Essex, Offers in excess of £425 000

Aspire Estate Agents Basildon – Well-Presented Three Bedroom Semi-Detached Home with Detached Garage, Landscaped Garden & Off-Street Parking – Prime Laindon Location

Aspire Estate Agents Basildon are delighted to present this attractive and well-maintained three-bedroom semi-detached home, ideally located in a sought-after area of Laindon. Offering spacious, modern living, this property is perfect for families, first-time buyers, or those seeking a move-in ready home.

The ground floor comprises a bright and generously sized lounge, perfect for relaxing or entertaining guests, a modern and practical kitchen/diner, and a convenient ground floor W/C. French doors open onto a beautifully landscaped rear garden, designed for low maintenance while providing an ideal space for outdoor dining and family enjoyment.

Upstairs, you will find three well-proportioned bedrooms alongside a stylish, contemporary family bathroom.

Externally, the home benefits from a detached garage, off-street parking for one vehicle, and fantastic kerb appeal. Situated in a prime location, the property is close to local amenities, schools, and excellent transport links.

Entrance Hall

15'3" x 3'11" (4.65 x 1.21)

Kitchen/Diner

17'0" x 8'3" (5.19 x 2.52)

Living Room

15'10" x 13'11" (4.85 x 4.25)

W/C**Landing****Bedroom One**

15'1" x 9'0" (4.60 x 2.75)

Bedroom Two

10'6" x 9'0" (3.21 x 2.76)

Bedroom Three

11'1" x 6'1" (3.38 x 1.87)

Bathroom

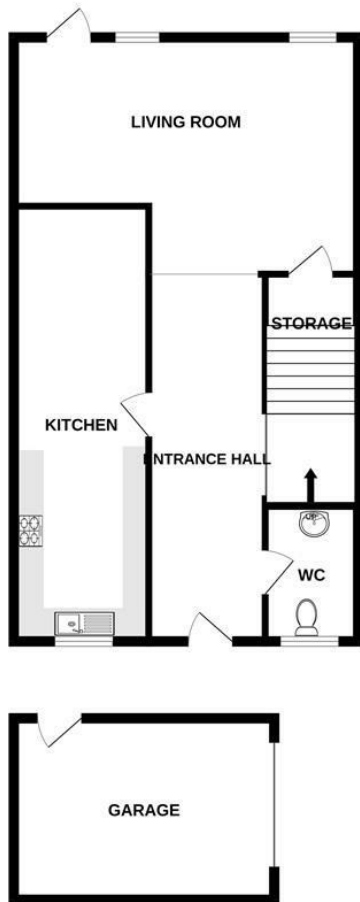
6'1" x 5'8" (1.87 x 1.74)

Garage

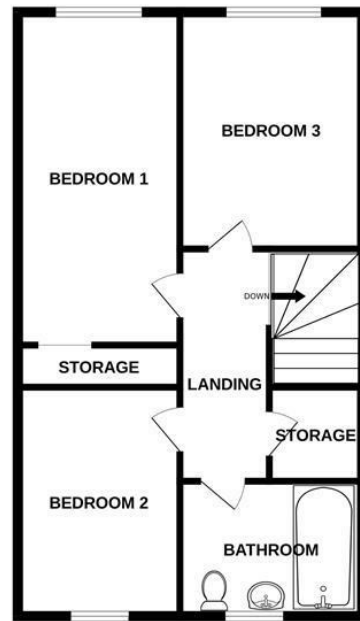
19'1" x 8'7" (5.82 x 2.63)

Rear Garden**Driveway**

GROUND FLOOR
830 sq.ft. (77.2 sq.m.) approx.



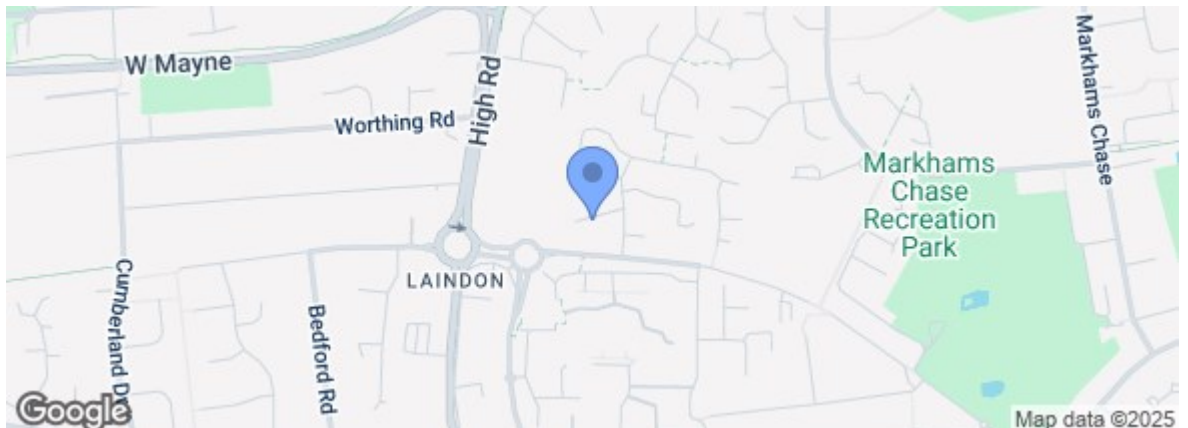
1ST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA: 1508 sq.ft. (140.1 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	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	87
(81-91) B	70
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-10) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(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 ₂ emissions	
England & Wales EU Directive 2002/91/EC	



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