

To arrange a viewing contact us  
today on 01268 777400



## Byfletts, Basildon Guide price £325,000

\*\*\*GUIDE PRICE £350,000-£375,000\*\*\*

\*Aspire Estate Agents Basildon are delighted to present this generously sized 3-bedroom terraced home, perfectly positioned on the ever-popular Byfletts. This home is an ideal opportunity for first-time buyers, growing families, or investors looking for a smart purchase.

Internally, the home offers a spacious lounge, a well-sized kitchen/diner, and three good-sized bedrooms.. The ground floor also benefits from a convenient WC. Throughout the home, all carpets and blinds are included, providing a move-in ready feel.

The property has been much improved with Lodi insulation, cavity wall insulation, fully lined gutters, a heated bathroom floor, and a fitted burglar alarm. Further enhancements include CCTV to the front and rear for peace of mind.

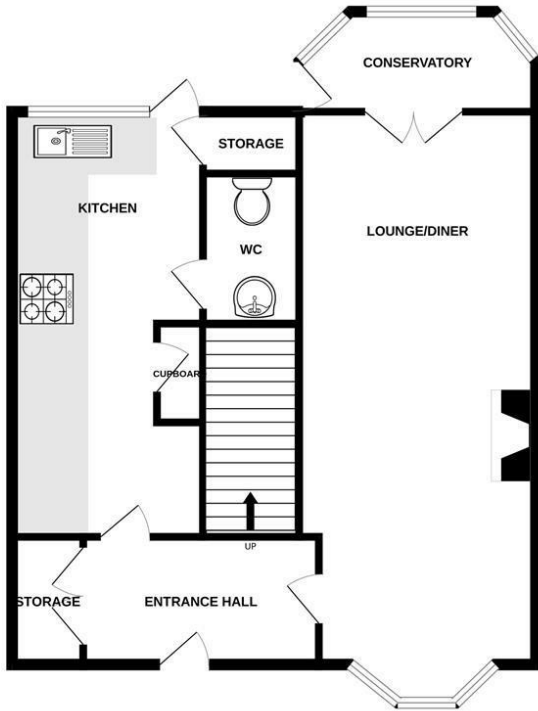
Externally, the rear garden features low-maintenance fake grass, a large shed in good condition, and offers excellent space for entertaining or relaxing outdoors. To the front, the home presents an attractive kerb appeal in a highly sought-after location.

Situated within walking distance of local shops, reputable schools, and excellent bus routes, everything you need is right on your doorstep.

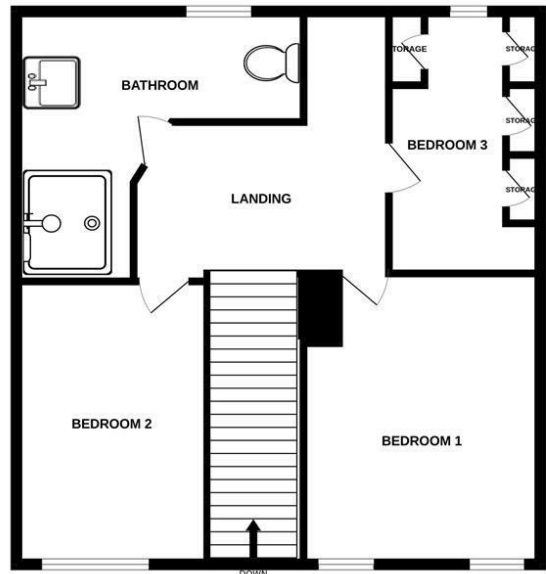
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GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR  
741 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA : 1545 sq.ft. (143.6 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			
England & Wales	EU Directive 2002/91/EC	76	81

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.