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Great Ranton, Basildon Offers in excess of £290,000

This well-presented three double bedroom end-terraced property offers excellent living space, modern updates, and a private rear garden – perfect for families, first-time buyers, or buy-to-let investors.

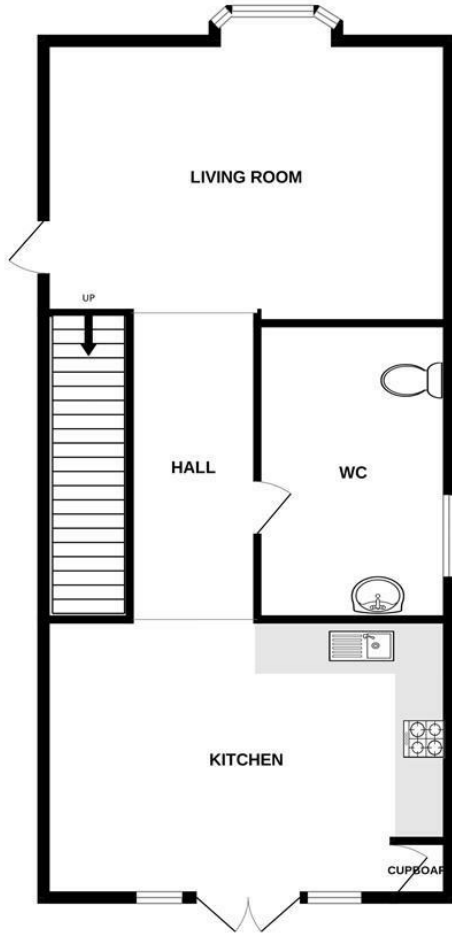
The ground floor comprises of a spacious lounge, convenient ground floor WC/makeup room – ideal for guests or a busy household. To the rear of the property, you'll find a newly fitted contemporary kitchen, designed with both style and practicality in mind, with direct access to the garden.

Upstairs, the property offers three spacious double bedrooms, each with plenty of room for wardrobes or study space, along with a modern family bathroom.

The private rear garden is perfect for entertaining, relaxing, or family time, and features rear access via a secure alleyway, offering added convenience for bike storage or garden access.

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GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



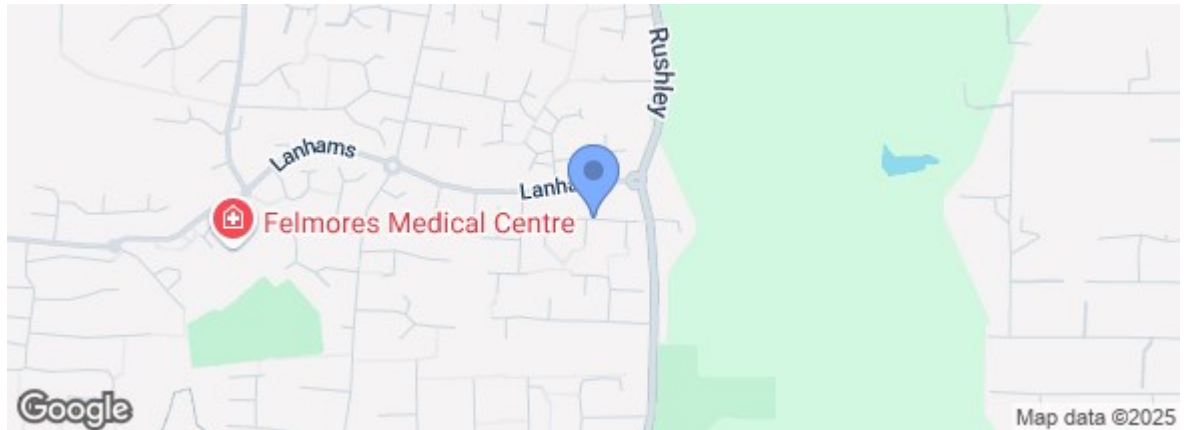
1ST FLOOR
795 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA : 1597 sq.ft. (148.4 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.
Made with Metropix C2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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 ₂) Rating			
Very environmentally friendly - lower CO ₂ 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 ₂ 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.