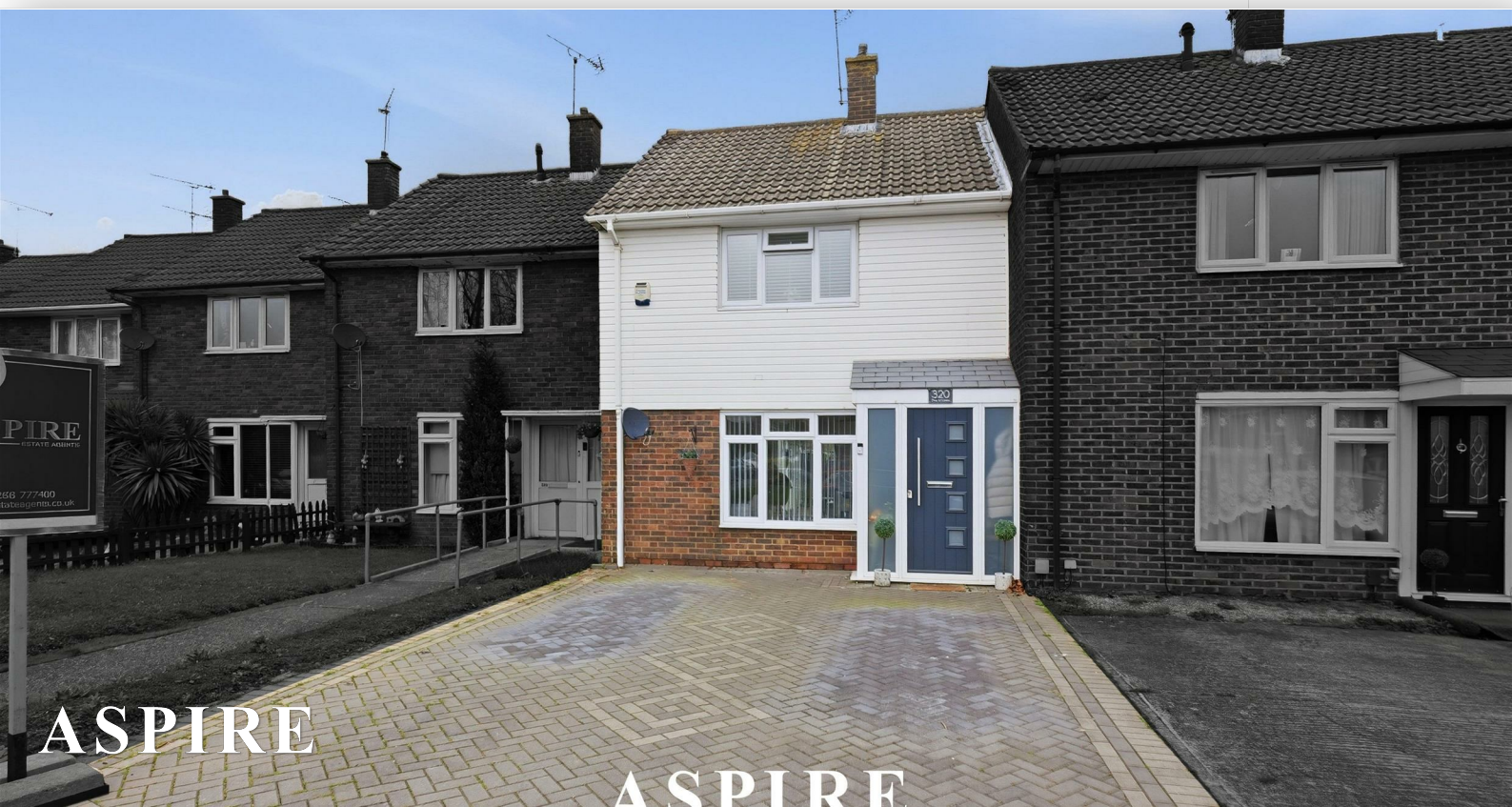


**To arrange a viewing contact us
today on 01268 777400**



The Knares, Basildon Guide price £325,000

Aspire Estate Agents Basildon are delighted to present this immaculately presented two double bedroom home located in The Knares, within the highly sought-after Lee Chapel South area.
Guide Price £325,000 - £350,000

The property is ideally situated within a short walk of Basildon C2C Station, offering direct links into London, and is also walking distance to the 'Outstanding' Lee Chapel Primary School and Nursery, as well as a range of local amenities.

Internally, this high-specification home features a spacious entrance hallway leading into a bright living and dining area, with French doors opening onto the rear garden. The modern kitchen is well maintained and in excellent condition.

The first floor comprises two generously sized double bedrooms, both benefiting from ample built-in wardrobe space, along with a stunning family bathroom. There is also loft access via a pull down ladder, providing additional storage potential.

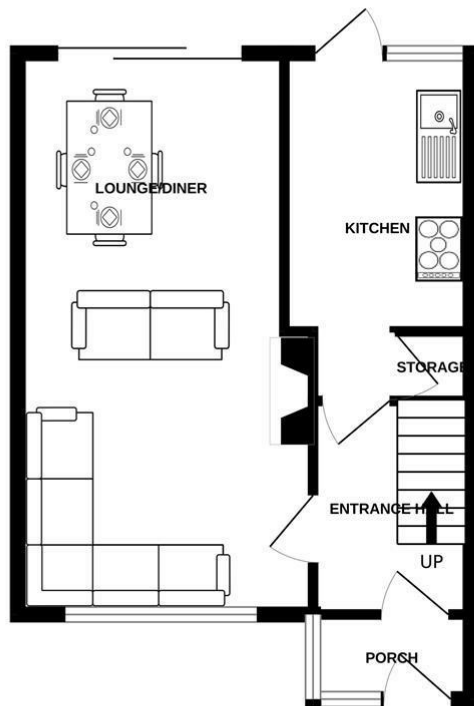
Externally, the rear garden has been thoughtfully upgraded for low maintenance, featuring a stylish combination of artificial lawn and block paving, along with a shed and convenient rear access.

To the front of the property, a recently installed driveway provides off-street parking for two vehicles.

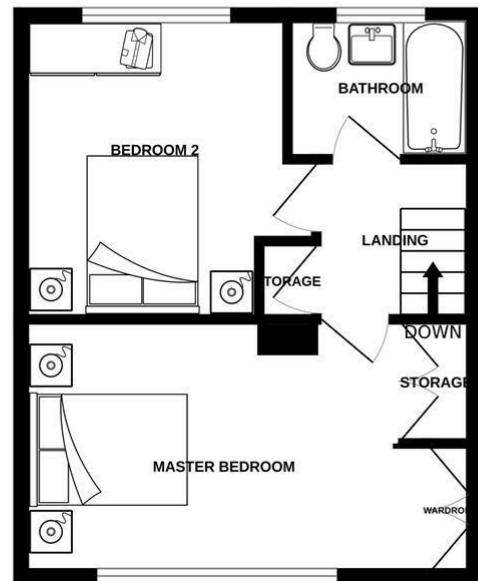
This home is beautifully presented throughout and ideal for first-time buyers, downsizers, or investors alike.

www.aspireestateagents.co.uk

GROUND FLOOR

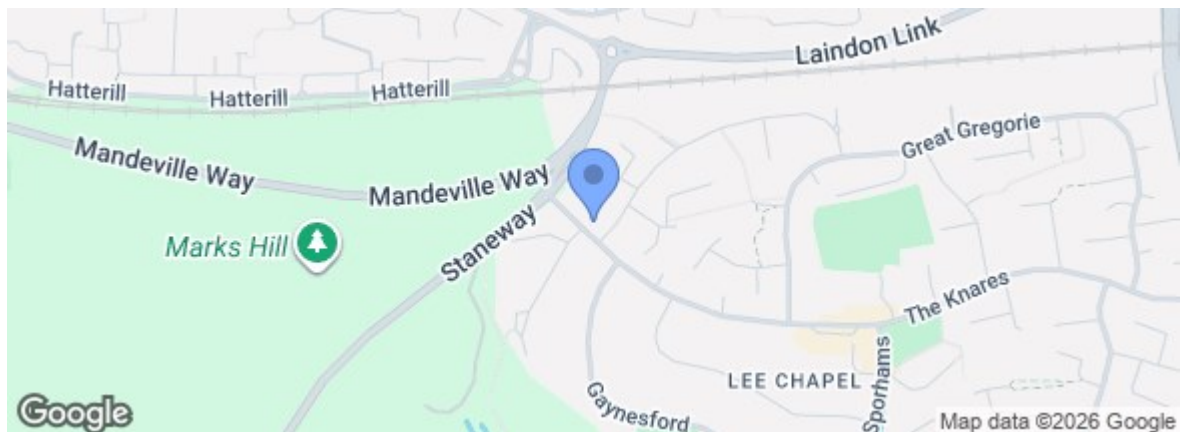


1ST FLOOR



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			87
(81-91) B			
(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		Current	Potential
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			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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