

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



## **Shirley Gardens, Basildon Offers in the region of £230,000**

Aspire Estate Agents are delighted to present this well-presented two bedroom ground floor maisonette, situated within the popular Shirley Gardens development in Burnt Mills.

This fantastic home offers modern, low-maintenance living and is perfectly suited to first-time buyers, downsizers or investors alike. Internally, the property benefits from a modern fitted kitchen and contemporary bathroom, creating a fresh and move-in-ready feel throughout.

The accommodation comprises two well-proportioned bedrooms and a bright, spacious living area, all positioned on the ground floor for easy accessibility.

One of the standout features of this property is the generous private rear garden, providing excellent outdoor space for entertaining, relaxing, or family use — rarely available with properties of this type.

Further benefits include two allocated parking spaces, offering convenient off-street parking, and the added advantage of zero service charge, making this an extremely cost-effective home to own.

Ideally located within walking distance of two primary schools, the property is perfect for young families. Shirley Gardens is set within the popular Burnt Mills area, close to local amenities, green spaces and excellent transport links.

An affordable, well-located home with parking for two cars and a large garden — early viewing is strongly advised.

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#### Kitchen

16'0" x 5'7" (4.88m x 1.71m)

Fitted with a range of wall mounted and base level units with roll edge worksurfaces, stainless steel sink, integrated oven hob with extractor, integrated fridge freezer, space for a washing machine, double glazed window to front, coved cornicing to smooth ceiling with spotlights, tiled floor.

#### Entrance Hall

2'9" x 13'1" (0.85m x 4.00m)

Double glazed door to hall, laminate flooring, built in storage cupboard, coved cornicing to smooth ceiling with spotlights.

#### Bathroom

5'9" x 6'5" (1.76m x 1.96m)

Three piece suite comprising of a low level WC, wash hand basin, tiled bath, obscured double glazed window to front, part tiled wall, tiled floor, coved cornicing to smooth ceiling with spotlights.

#### Bedroom Two

9'4" x 6'3" (2.85m x 1.93m)

Double glazed window to front, wall mounted heater, smooth ceiling.

#### Bedroom One

9'6" x 9'3" (2.91m x 2.82m)

Double glazed window to rear, wall mounted heater, coved cornicing to smooth ceiling with spotlights.

#### Lounge

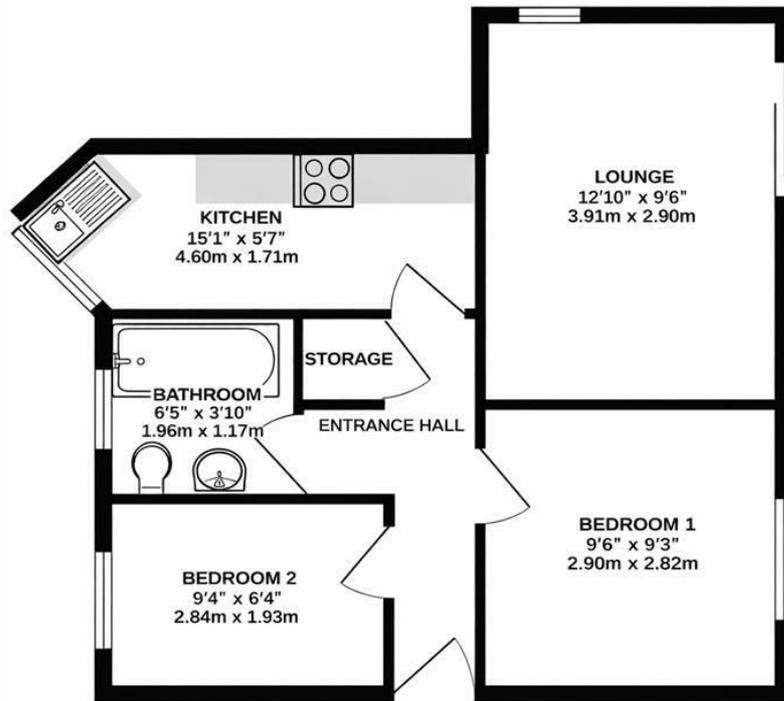
9'6" x 12'9" (2.90m x 3.91m)

Double glazed patio doors to rear, wall mounted heater, coved cornicing to smooth ceiling with spotlights.

#### Garden

Fully decked, summer room.

GROUND FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 433 sq.ft. (40.3 sq.m.) approx.

Measurements are approximate. Not to scale. For illustrative purposes only. The floor plan has been prepared according to the RICS code of Measuring Practice and, whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data is for information purposes only. Liability for any errors, omissions or misstatements other than those stated herein is hereby excluded.   
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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		58	64
(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.