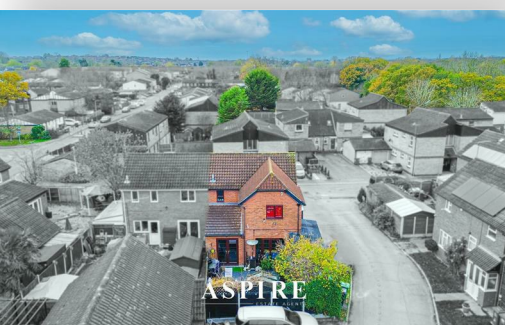


**To arrange a viewing contact us  
today on 01268 777400**



## **Jardine Road, Basildon Guide price £325,000**

Aspire Estate Agents Basildon are delighted to present this beautifully extended semi-detached family home on Jardine Road.

Offering generous living space throughout, this three-bedroom property is perfect for modern family life. The open-plan lounge/diner provides a bright and welcoming setting for both relaxing and entertaining, while the spacious kitchen makes everyday living effortless. Guide Price £325,000 - £350,000

A fantastic two-storey extension enhances the home further, creating two additional reception rooms ideal for a home office, playroom, second lounge, or dining space. With a brand new boiler, updated electrics, off-street parking, and a low-maintenance garden, this property is ready to move into immediately. Being chain free, it also ensures a smooth and stress-free purchase.

Located close to highly regarded schools, shops, parks, and essential amenities, this is an excellent opportunity to secure a superb family home in a desirable Basildon location.

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

Entrance Hall  
8'5" x 2'10" (2.59m x 0.87m)

ceiling incorporating fitted spotlights, double glazed obscured window to rear.

Double glazed obscured UPVC door to hallway, vinyl flooring, double glazed obscured window to front, coved cornicing to smooth ceiling, doors to.

Driveway  
Off street parking with path to entrance door with the rest being laid to lawn.

Kitchen  
11'3" x 8'4" (3.45m x 2.56m)  
Fitted with a range of wall mounted and base level units with roll top work surfaces incorporating a one and a half stainless steel sink drainer with mixer tap, space for range cooker, washing machine, American style fridge freezer, wine cooler, coved cornicing to smooth ceiling incorporating fitted spotlights, double glazed French doors to rear, tiled flooring, tiled splash back, under stair storage cupboard, open to.

Rear Garden  
Commencing with a patio area with the remainder being artificial grass, side gate access, outside tap.

Shed  
17'8" x 6'11" (5.41m x 2.12m)  
Brick built Shed to side, power and light connected.

Dining Room  
14'7" x 12'9" (4.45m x 3.89m)  
Double glazed window to front, radiator, vinyl flooring, coved cornicing to smooth ceiling, stairs leading to first floor landing, open to.

Lounge  
12'4" x 10'11" (3.76m x 3.35m)  
Vinyl flooring, double glazed French doors to rear, coved cornicing to smooth ceiling, radiator.

Landing  
8'11" x 5'8" (2.74m x 1.74m)  
Coved cornicing to smooth ceiling, doors to.

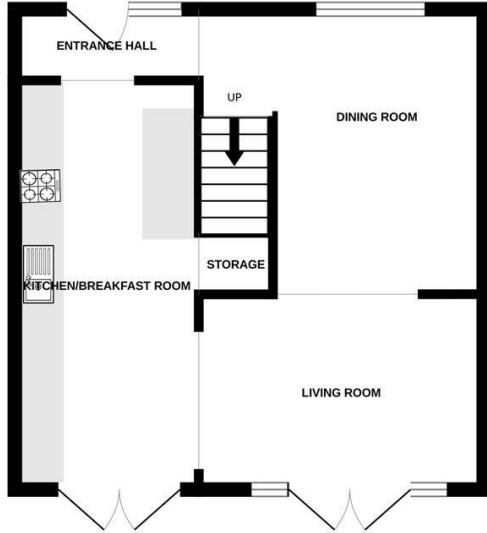
Bedroom One  
12'2" x 10'11" (3.72m x 3.35m)  
Double glazed window to rear, coved cornicing to smooth ceiling, radiator, fitted wardrobes.

Bedroom Two  
14'7" x 9'4" (4.45m x 2.87m)  
Double glazed window to front, radiator, coved cornicing to smooth ceiling, built in cupboard.

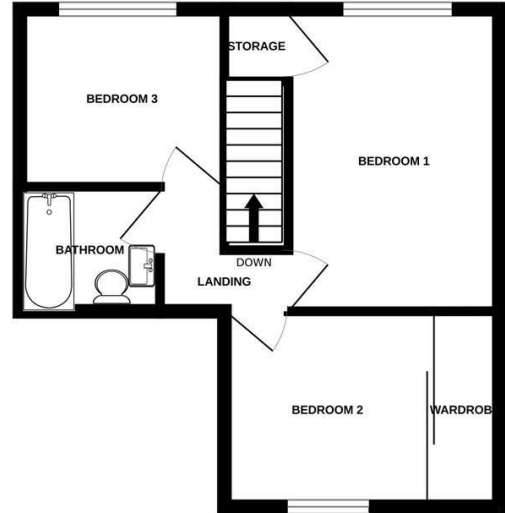
Bedroom Three  
8'7" x 7'10" (2.62m x 2.41m)  
Double glazed window to front, radiator, coved cornicing to smooth ceiling, fitted wardrobes.

Bathroom  
6'3" x 5'9" (1.93m x 1.77m)  
Three piece suite comprising of a low level WC, wash hand basin with mixer tap, P shaped bath with thermostatic shower with filter tap and shower screen, tiled walls, tiled flooring, coved cornicing to smooth

GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



1ST FLOOR  
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 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.  
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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		71	77
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.