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today on 01268 777400



## Peterborough Way, Basildon Guide price £300,000

Aspire Estate Agents Basildon are delighted to bring to market this chain free, three-bedroom end of terrace family home, beautifully presented throughout and offering a spacious, modern layout ideal for contemporary living. The heart of the home is a stunning open plan lounge, kitchen, and dining area, providing the perfect space for both relaxing and entertaining. Guide Price £300,000 to £325,000.

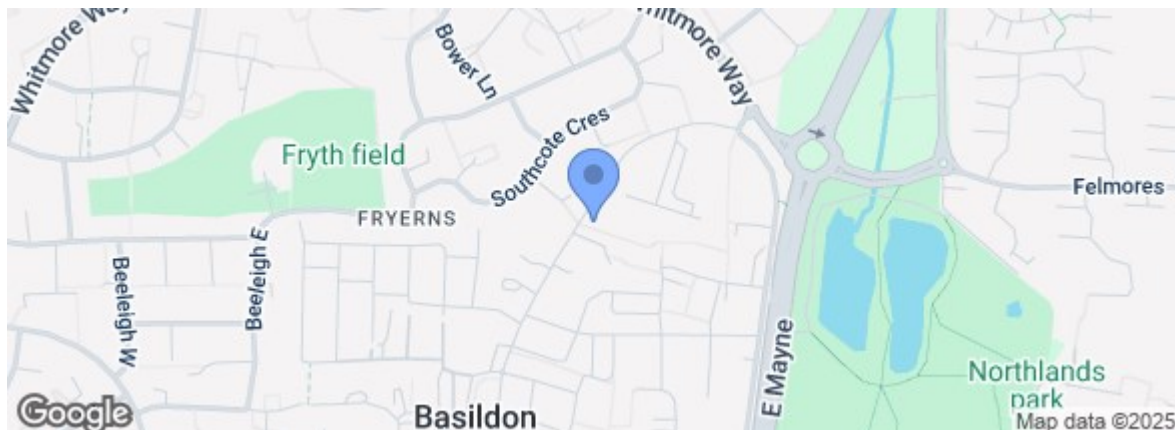
The property also benefits from a convenient ground floor W.C/utility room, as well as a low maintenance rear garden, making it a practical choice for busy families. To the front, you'll find a generous driveway with space for multiple vehicles, adding to the property's appeal.

Located in a sought-after area, this home is ideally positioned for access to all local amenities, with excellent transport links via the A13 and A127, and Basildon Mainline C2C Station easily accessible, offering direct routes into London—perfect for commuters.





| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A   |  |                         | 89        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         | 70        |
| (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 <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.