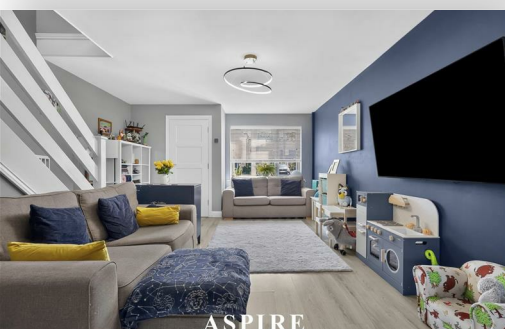


**To arrange a viewing contact us
today on 01268 777400**



Palatine Park, Basildon Offers in the region of £375,000

Aspire Estate Agents Basildon are delighted to present this spacious three-bedroom mid-terraced family home, situated in the popular residential area of Laindon West.

The property offers well-proportioned accommodation arranged over two floors, making it an ideal choice for families, first-time buyers and commuters. Further benefits include off-road parking for two vehicles and a garage, providing valuable additional parking or storage space.

Palatine Park is conveniently positioned for a selection of local schools, including Merrylands Primary School, Great Berry Primary School and The James Hornsby School. Laindon railway station is also within easy reach, offering direct services towards London Fenchurch Street and making the property well suited to those travelling into the capital.

A variety of everyday amenities can be found nearby, including Tesco at Langdon Hills, local convenience stores and facilities around Laindon. Basildon town centre, Eastgate Shopping Centre and Festival Leisure Park are also easily accessible, offering a wider selection of shops, restaurants and entertainment.

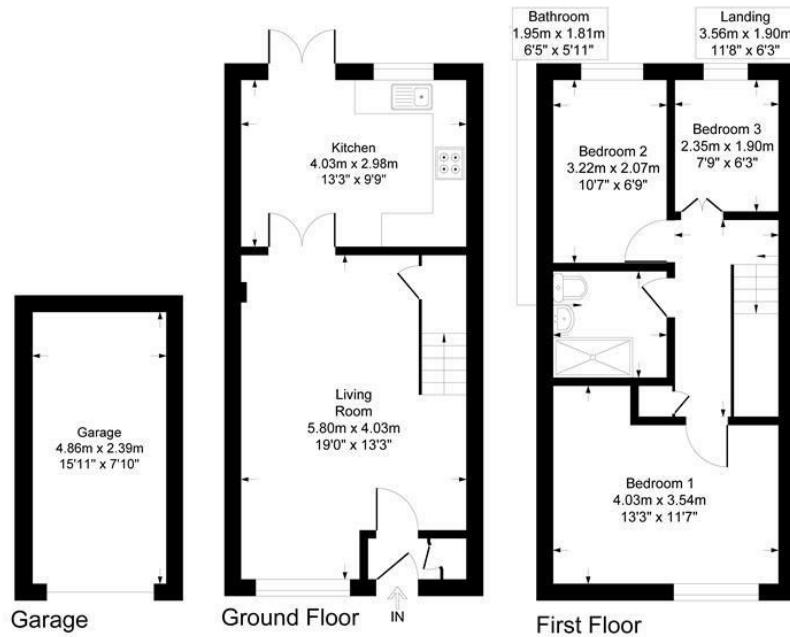
The location provides convenient access to local bus services and major road connections, including the A127, with onward links towards the A13 and M25.

With three bedrooms, generous living accommodation, parking for two cars and a garage, this attractive home deserves an early internal viewing.

www.aspireestateagents.co.uk

6 Palatine Park

Approximate Gross Internal Floor Area = 83.9 sq m / 903 sq ft
(Including Garage)
Garage = 11.6 sq m / 125 sq ft



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		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			
(1-20) 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.