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today on 01268 777400**



Gernons, Basildon Guide price £375,000

GUIDE PRICE £375,000 - £400,000

Situated in the popular Lee Chapel South area of Basildon, this spacious three-bedroom terraced home offers a practical and well-balanced layout, making it an excellent choice for families, first-time buyers and commuters.

The ground floor begins with a welcoming entrance hall leading into the main living accommodation. The living room measures 20'8" x 10'3", providing an excellent space for relaxing and entertaining.

The kitchen is particularly generous, measuring approximately 20'0" x 7'1", and leads through towards the separate dining room. Measuring 14'8" x 7'5", the dining room offers ample space for a family dining table and features doors opening to the rear, creating a natural connection between the home and garden.

A useful ground-floor WC completes the ground-floor accommodation.

Upstairs, the first-floor landing provides access to three bedrooms and the family bathroom. Bedroom one measures 12'3" x 8'10", while bedroom two measures 10'5" x 9'10" and benefits from built-in storage. Bedroom three measures 9'10" x 6'0" and would work well as a child's bedroom, nursery or home office.

Location

Gernons is conveniently positioned within Lee Chapel South, offering easy access to a range of local shops, amenities and schools. Lee Chapel Primary School and Woodlands School are both nearby, making the

Room Measurements

Ground Floor

Entrance Hall – 11'4" x 5'5"

Living Room – 20'8" x 10'3"

Kitchen – 20'0" x 7'1"

Dining Room – 14'8" x 7'5"

Ground-Floor WC

First Floor

Landing – 9'8" x 3'8"

Bedroom One – 12'3" x 8'10"

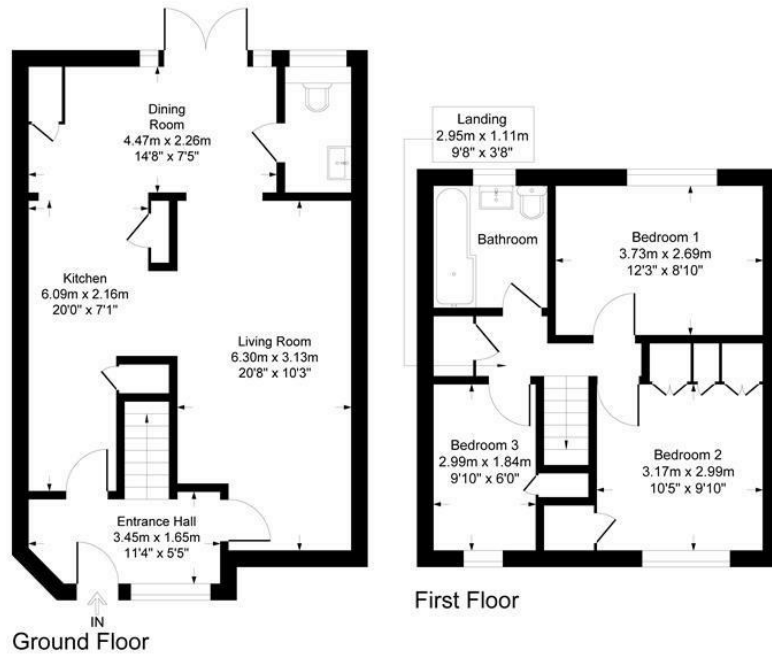
Bedroom Two – 10'5" x 9'10"

Bedroom Three – 9'10" x 6'0"

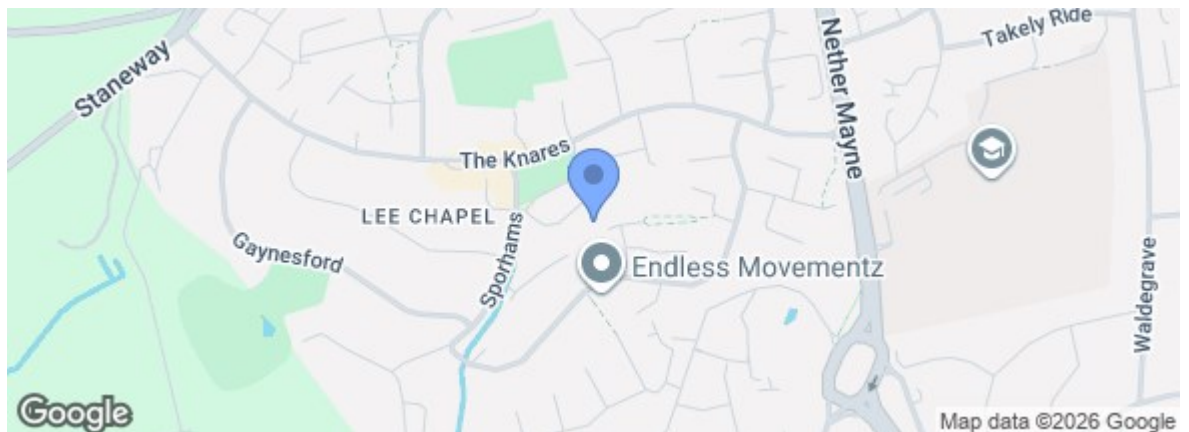
Family Bathroom

62 Gernons

Approximate Gross Internal Floor Area = 91.3 sq m / 983 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	



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