

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



Gernons, Basildon Guide price £300,000

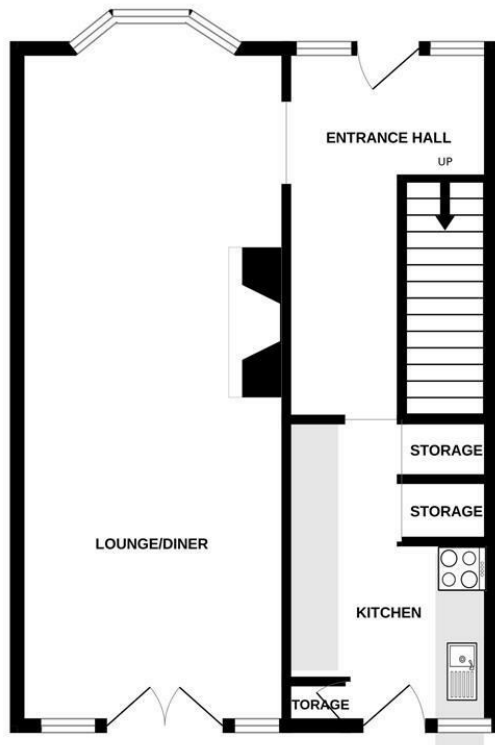
Aspire Estate Agents Basildon are proud to present this well-maintained mid-terraced two double bedroom family home, perfectly positioned in the highly sought-after Lee Chapel South location. This desirable area is just around the corner from Basildon Hospital and Basildon town centre, offering superb convenience for commuters and families alike.

The property benefits from two large garages and two allocated parking spaces, a good-sized rear garden, and a new roof – providing both practicality and peace of mind. Inside, the home offers spacious living accommodation, with two generously sized double bedrooms, a bright and welcoming lounge, and a fitted kitchen/diner.

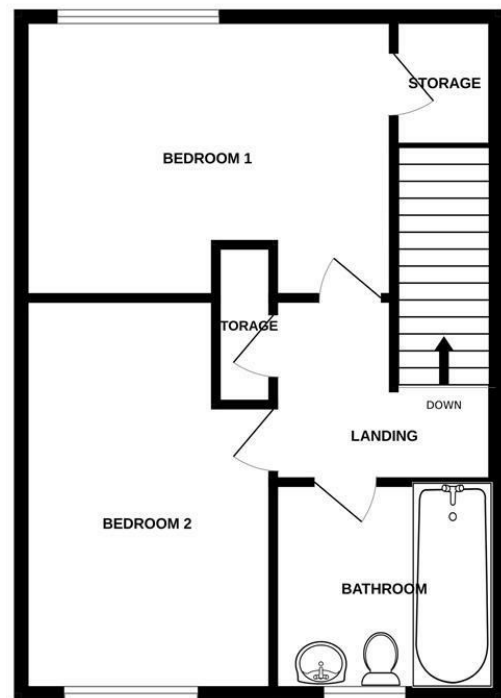
Situated only 0.3 miles from Basildon Station, 1.3 miles from Laindon Station, and 2.3 miles from Pitsea Station, transport links couldn't be better. The home also sits within close proximity to highly regarded schools, including Woodlands School (0.1 miles, Ofsted Good), Lee Chapel Primary School (0.4 miles, Ofsted Outstanding), and Kingswood Primary School (0.4 miles, Ofsted Good).

The current owners have already found and had an offer accepted on a chain-free property, meaning a quick and smooth move is possible for the right buyer.

GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



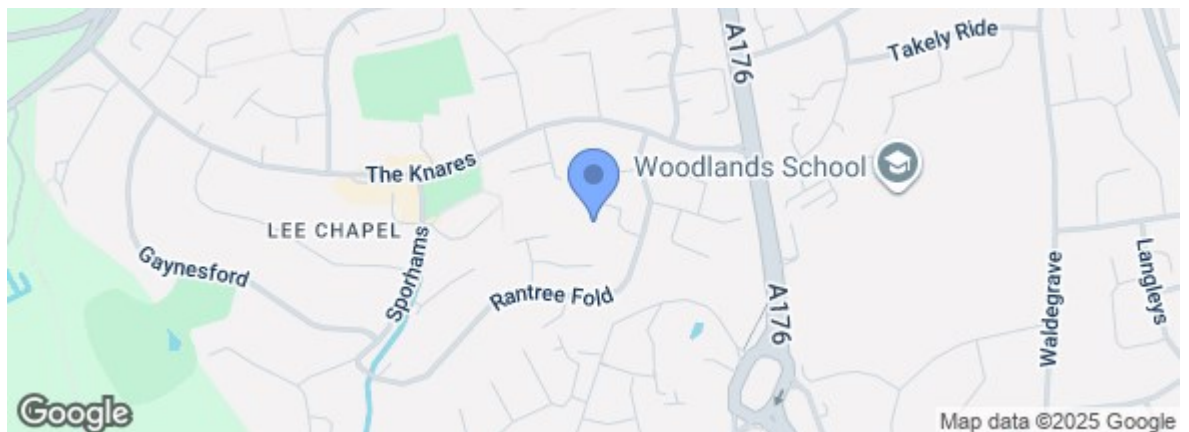
1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating			
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.