

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



## **Wells Gardens, Basildon Guide price £325,000**

Aspire Estate Agents Basildon are delighted to present this beautifully presented three-bedroom mid-terraced home, ideally located in the popular and family-friendly area of Wells Gardens, Basildon. Offering modern living throughout, this stylish property is perfect for families, first-time buyers, or anyone looking for a move-in-ready home.

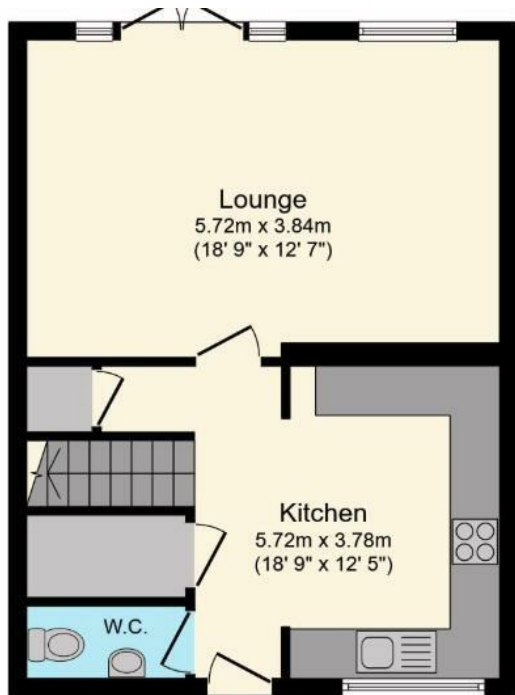
Step inside to find a spacious and welcoming lounge/diner, ideal for both relaxing and entertaining. The contemporary kitchen/diner is equally impressive, providing ample space for family meals and offering direct access to the south-facing rear garden — a fantastic spot to enjoy sunny days or outdoor activities.

This home offers three generously sized bedrooms and a modern family bathroom, all finished to a high standard. A ground floor WC adds convenience for busy households.

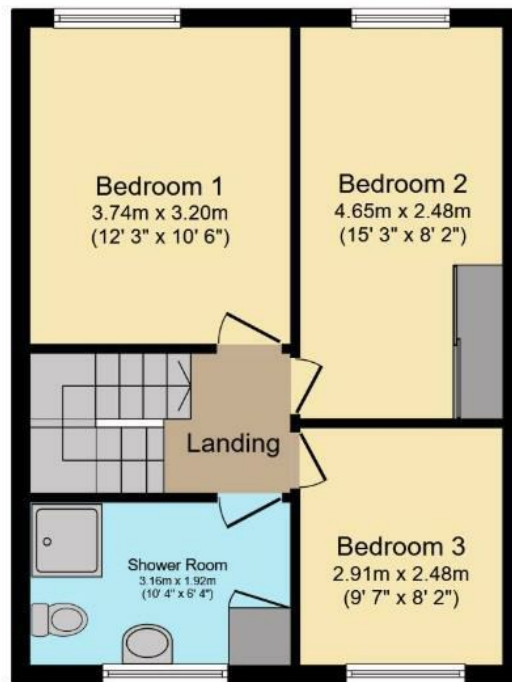
With a build area of 85.5m<sup>2</sup>, this property provides plenty of room for comfortable family living. The home also benefits from rear access to communal parking, making daily life that little bit easier.

Perfectly situated, Wells Gardens is close to a wide range of local amenities including parks, shops, and schools such as Basildon Academy. Commuters will appreciate the excellent transport links, with both the A13 and A127 easily accessible, offering straightforward routes into London and the surrounding areas.





**Ground Floor**



**First Floor**

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 <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	



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