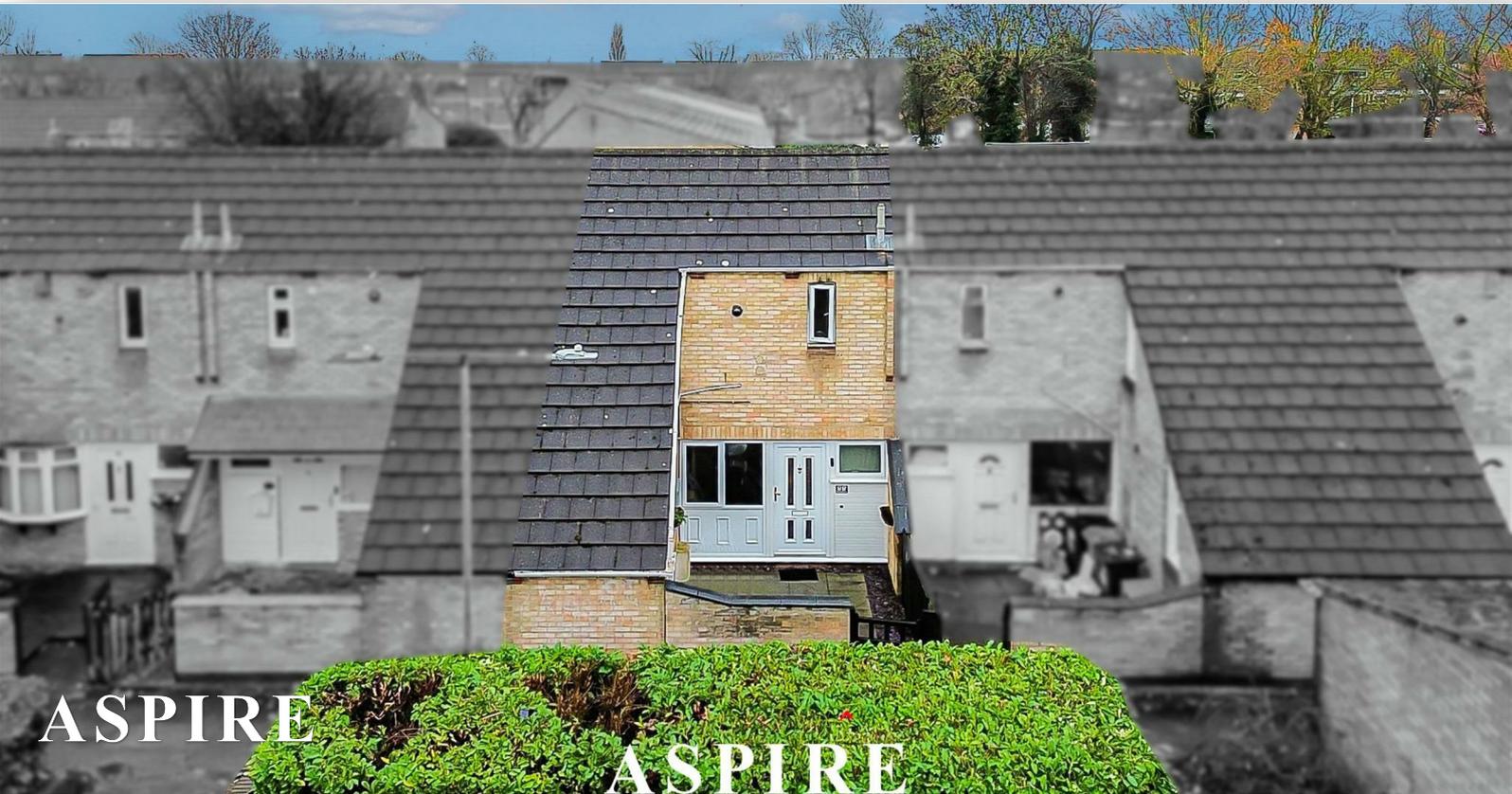


To arrange a viewing contact us  
today on 01268 777400



## Broomfields, Basildon Offers invited £325,000

ASPIRE BASILDON are pleased to present this amazing home situated within the ever-popular Broomfields development in SS13, this beautifully presented three-bedroom mid-terrace home offers stylish, move-in-ready living with generous space throughout. Perfect for families, first-time buyers or investors, the property has been thoughtfully maintained and updated to provide a seamless blend of comfort and practicality. The ground floor features a bright entrance hall, convenient downstairs W.C., separate dining room, modern fitted kitchen and a spacious lounge/diner ideal for both entertaining and relaxing. Upstairs boasts three well-proportioned bedrooms and a contemporary family bathroom, complemented by an efficient combi boiler system. With on-street and communal parking available and local amenities, schools and transport links close by, this fantastic home offers convenience and lifestyle in equal measure. Early viewing is highly recommended.

A fantastic opportunity in a sought-after location—early viewing is highly recommended to truly appreciate everything this home has to offer.

Downstairs W.C

5'9" x 2'8" (1.75m x 0.81m)

Wooden style flooring, wall mounted sink with mixer taps, double glazed window front aspect obscured.

Dining Area

12'1" x 10'9" (3.68m x 3.28m)

Wooden style flooring, radiator, built in storage cupboard below stairs, adjacent to kitchen and lounge/diner.

Kitchen

10'8" x 5'4" (3.25m x 1.63m)

Wooden style flooring, tile splashback to walls, double glazed window side aspect overlooking front garden, wall and base units, gas hob + extractor fan, sink drainer with mixer taps, space for appliances.

Lounge/Diner

17'6" x 12'6" (5.33m x 3.81m)

Wooden style flooring, radiator, double glazed window rear aspect, double glazed French doors rear aspect leading to garden.

Master Bedroom

12'8" x 9'1" (3.86m x 2.77m)

Carpet flooring, double glazed window rear aspect, radiator.

Bedroom Two

15'6" x 8'2" (4.72m x 2.49m)

Carpet flooring, radiator, double glazed window rear aspect.

Bedroom Three

12'2" x 7'9" (3.71m x 2.36m)

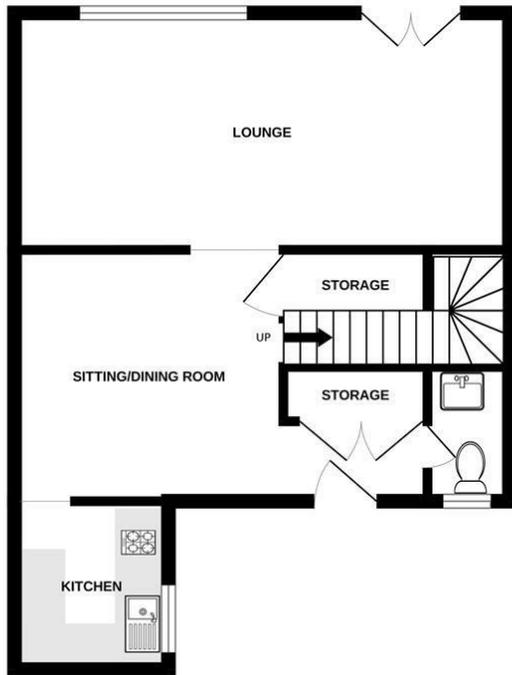
Carpet flooring, double glazed window side aspect.

Bathroom

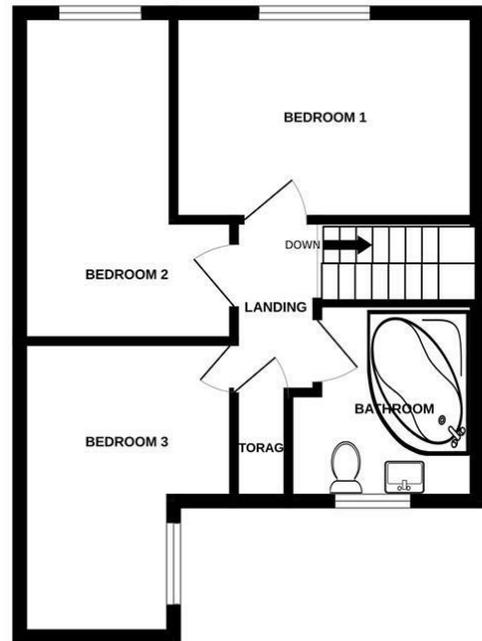
6'3" x 6'0" (1.91m x 1.83m)

Vinyl style flooring, double glazed window front aspect obscured, corner bath with mixer taps, wall mounted sink with mixer taps, low level W.C, splashback to walls.

GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 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 <sub>2</sub> ) Rating			
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.