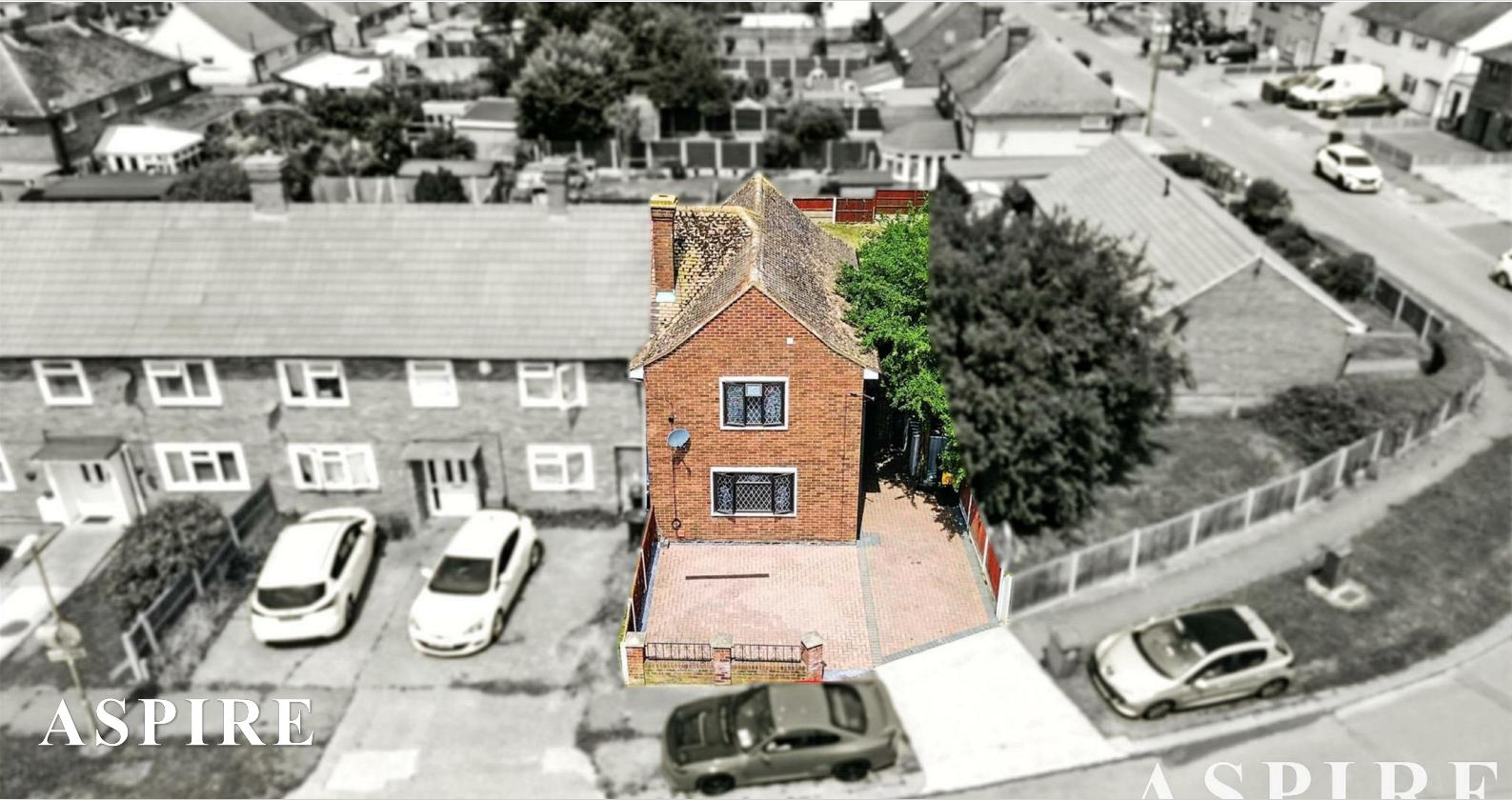


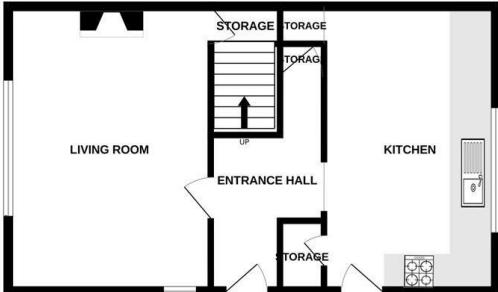
**To arrange a viewing contact us
today on 01268 777400**



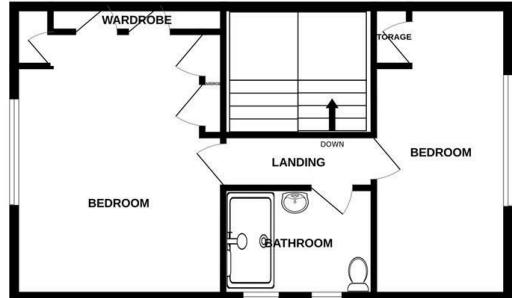
St. Marys Crescent, Basildon Price guide £300,000

Aspire Estate Agents are pleased to present this well-positioned two-bedroom semi-detached home, located in the ever-popular St. Mary Crescent, SS13 2AS. This appealing property offers a fantastic opportunity for first-time buyers, young families, or investors alike. With ample off-street parking and a spacious rear garden, the home provides a perfect blend of practicality and potential, all in a well-connected and family-friendly neighbourhood. Guide Price: £300,000 - £350,000

GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.

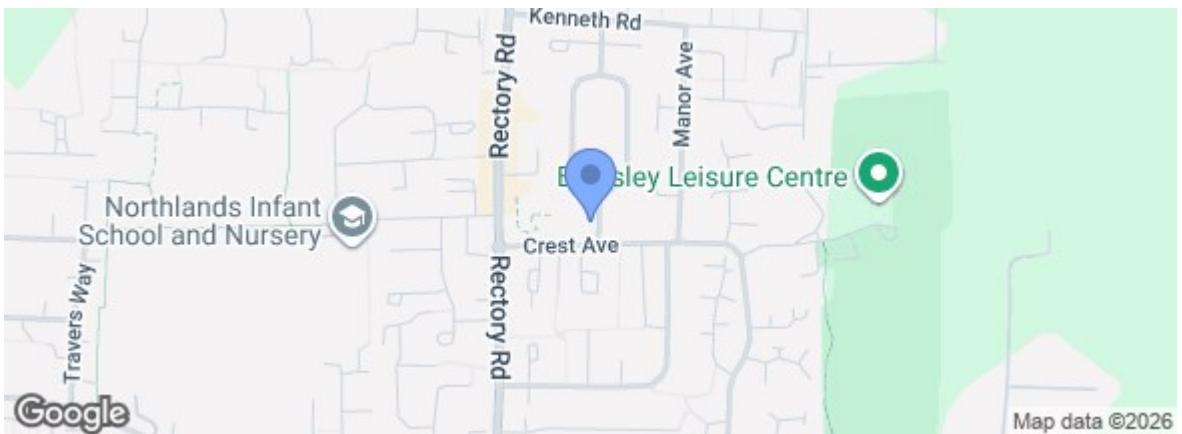


TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

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
(81-91)	B		
(69-80)	C		66
(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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