

To arrange a viewing contact us  
today on 01268 777400



## Walsingham Close, Basildon Asking price £265,000

Aspire Estate Agents Basildon are pleased to offer this well-presented two double bedroom maisonette, ideally situated in a sought-after location close to a range of local schools, amenities, and excellent transport links. Basildon Town Centre and mainline station are easily accessible, with convenient connections to the A127. The property is also within walking distance of The James Hornsby School.

This attractive home benefits from its own private, landscaped rear garden, featuring a stylish composite decking area and two storage sheds—perfect for outdoor entertaining and additional storage. The property further stands out with a long lease and low ground rent and service charges.

Internally, the property offers a welcoming entrance hallway with stairs rising to the first floor. The landing provides access to two generously sized double bedrooms, a bright and spacious living room, a large fitted kitchen complete with fridge/freezer, washing machine, dishwasher and oven (which the current owners are able to leave), as well as a family bathroom. The kitchen also includes a useful larder cupboard, enhancing the ample storage found throughout the home.

Externally, there is an allocated parking space directly outside the front door, along with additional visitor parking.

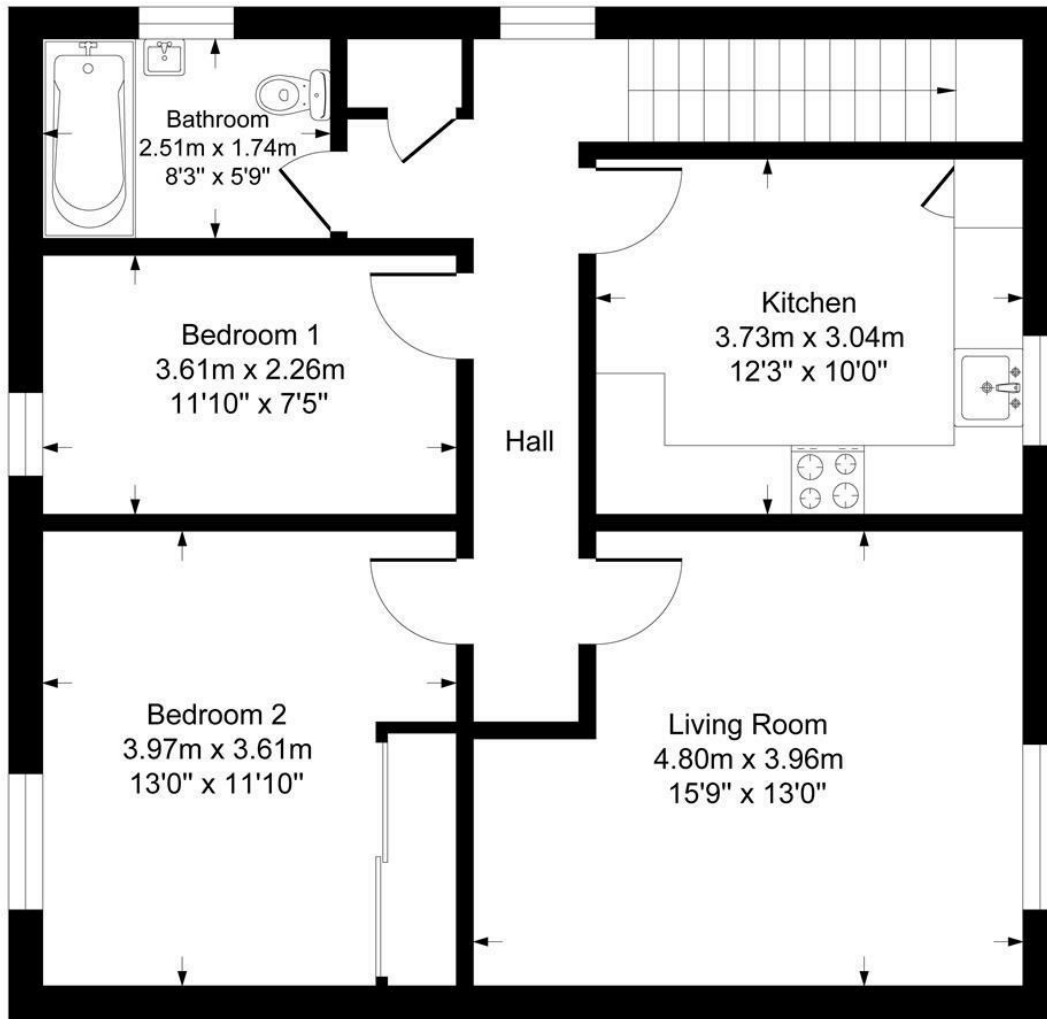
Offered to the market chain free and in move-in ready condition, this is an ideal purchase for first-time buyers, investors, or those looking to downsize.

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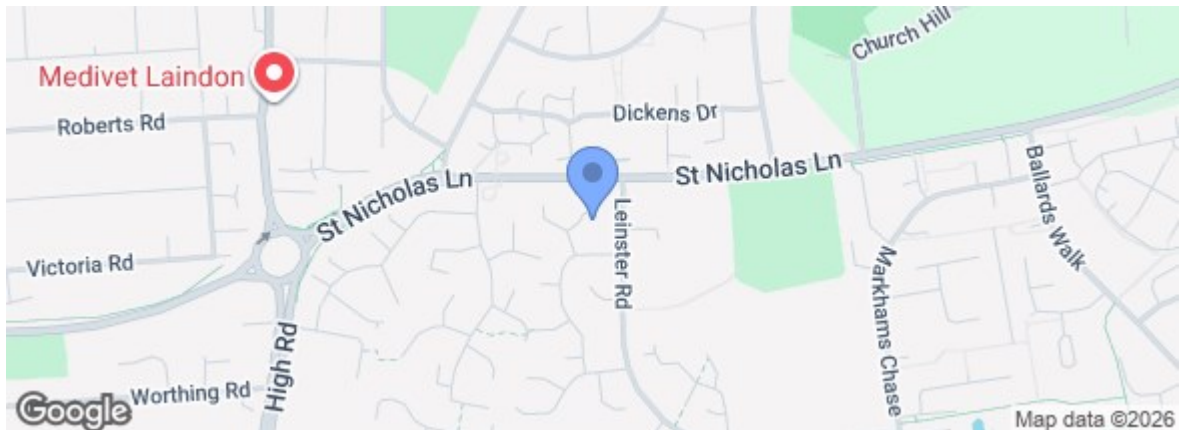


# Walsingham Close

Approximate Gross Internal Floor Area = 70.7 sq m / 762 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		77	77
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			



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.