

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



Harlech Close, Basildon Guide price £290,000

Aspire Estate Agents proudly welcome you to this well-presented three-bedroom mid-terrace residence, ideally located in the peaceful and sought-after Harlech Close, SS13. This inviting home offers a well-designed layout that balances comfort, practicality, and potential.

Step through the entrance hallway into a large, open-plan dining room—perfect for family meals or entertaining. This space flows effortlessly into a separate, cozy lounge area and a modern kitchen fitted with practical units and tiled finishes. A downstairs WC adds extra convenience to the ground floor.

Upstairs you'll find three bright and generously sized bedrooms, each filled with natural light and offering flexibility for bedrooms, home offices, or creative spaces. The family bathroom features a clean, contemporary design with quality fittings.

Externally, the home benefits from a private rear garden approximately 40 feet in length, ideal for outdoor entertaining or peaceful relaxation.

Please note: this property is of non-standard construction. Buyers are strongly advised to consult a mortgage advisor before viewing.

Guide Price £290,000-£310,000

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Entrance Hall

11'5" x 6'3" (3.48m x 1.91m)

Dining Room

16'1" x 11'2" (4.9m x 3.4m)

Lounge

12'7" x 11'4" (3.84m x 3.45m)

Downstairs W.C

4'8" x 3'1" (1.42m x 0.94m)

Kitchen

10'2" x 7'2" (3.1m x 2.18m)

Bathroom

8'8" x 4'8" (2.64m x 1.42m)

Master Bedroom

13'1" x 11'2" (3.99m x 3.4m)

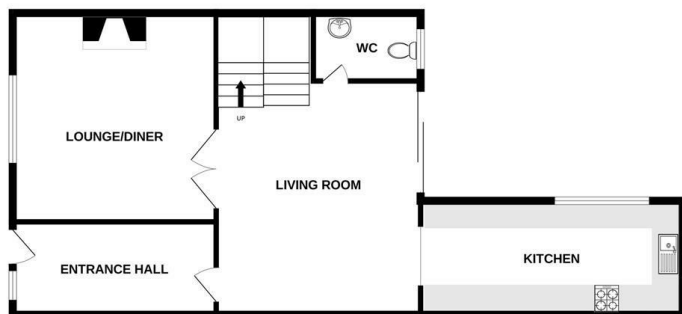
Bedroom Two

11'4" x 8'1" (3.45m x 2.46m)

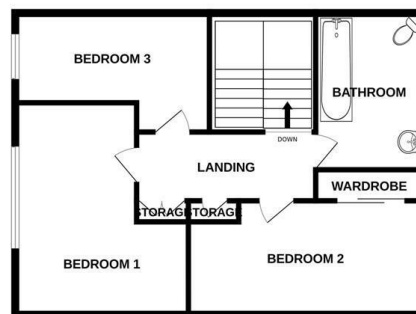
Bedroom Three

11'2" x 6'3" (3.4m x 1.91m)

GROUND FLOOR
813 sq.ft. (75.6 sq.m.) approx.



1ST FLOOR
663 sq.ft. (61.6 sq.m.) approx.



TOTAL FLOOR AREA : 1477 sq.ft. (137.2 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		
England & Wales		75	79
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		
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.