

To arrange a viewing contact us  
today on 01268 777400



## Braemar Walk, Basildon Guide price £300,000

Guide Price £300,000 - £325,000

Aspire Estate Agents Basildon are delighted to offer for sale this spacious and well-positioned three-bedroom mid-terrace home, situated within the popular Braemar Walk development in Pitsea. Conveniently located within walking distance of the C2C train station, local schools, shops, and everyday amenities, this property is perfectly suited to first-time buyers, growing families, or investors seeking a well-connected location.

The accommodation begins with a welcoming entrance hallway, providing access to a convenient ground floor cloakroom, a generously sized dining room, a bright and comfortable living room, and a fitted kitchen with ample storage and workspace. Upstairs, the property continues to impress with three well-proportioned bedrooms and a family bathroom.

Externally, the home benefits from a low-maintenance fully paved rear garden, ideal for outdoor seating and entertaining, along with access to a brick-built storage shed. The garden also offers direct rear access to the allocated parking area, adding further practicality and convenience.

Offering excellent potential throughout and the opportunity to personalise to your own taste, this fantastic home combines generous living space with a highly convenient location. Early viewing is strongly advised to fully appreciate all that this property has to offer.



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	



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.