



Bear Estate Agents are thrilled to bring to the market, with NO ONWARD CHAIN, this deceptively spacious two double bedroom maisonette which is positioned perfectly for Basildon Town Centre and rail links direct into London.

- Welcoming Entrance Hall Complete With Understairs Storage
- Living Room 13'11 x 13'9 With Feature Bay Window 5'5 x 1'11
- Family Bathroom Suite 8'11 x 4'8
- Wealth Of Permit Parking
- Popular & Family-Friendly Location
- Kitchen 11'6 x 7'11
- Master Bedroom 11'5 x 10'11 Plus Bedroom Two 11'9 x 9' - Both Bedrooms With Fitted Storage
- Communal Gardens
- Fantastic Location Within Walking Distance Of Basildon Town Centre & Rail Links Into London
- No Onward Chain

## Tinkler Side

Basildon

**£190,000**

Offers Over



# Tinkler Side



Guide Price £170,000 - £190,000...

The new owner will be greeted via the communal entrance door with stairs leading to your own front door.

Once through your own front door, the new owner will be greeted by the striking and spacious entrance hall complete with understairs storage. The entrance hall allows access to both the kitchen and the lounge come diner.

The kitchen measures 11'6 x 7'11 and provides a wealth of both storage and worktop space.

The lounge come diner measures an impressive 13'11 x 13'9 with a feature bay window. The lounge come diner provides the perfect environment in which to both entertain and relax.

Stairs lead to the first floor which commences with a spacious landing.

Both bedrooms are sizeable double bedrooms with the master measuring 11'5 x 10'11 whilst bedroom two measures 11'9 x 9'. Both bedrooms come complete with fitted storage.

The bathroom suite completes the first floor and measures 8'11 x 4'8. The bathroom consists of the W/C, washbasin and bathtub with overhead shower.

Externally there are communal gardens plus a large brick-built storage shed. There is also a wealth of permit parking.

Situated just a very short walk from Basildon town centre and rail links direct into London the location is perfect for local amenities and offers something for all ages.

Being sold with NO ONWARD CHAIN internal viewings come strongly recommended as opportunities such as this are few and far between.

Leasehold - 118 Years Remaining.

Ground Rent - £10 PA.

Service & Maintenance £568.97.

Council Tax Band B.

Amount £1595.30.

## **Communal Entrance Door & Stairs**

Leading To Main Accommodation

## **Welcoming Entrance Hall**

### **Kitchen**

11'6 x 7'11

### **Lounge/Diner**

13'11 x 13'9

### **Feature Bay Window**

5'5 x 1'11

### **Spacious First Floor Landing**

### **Master Bedroom**

11'5 x 10'11

### **Bedroom Two**

11'9 x 9'

### **Family Bathroom Suite**

8'11 x 4'8

### **Communal Gardens**

### **External Brick Built Storage**

### **Combi Boiler Fitted Approx 2019**

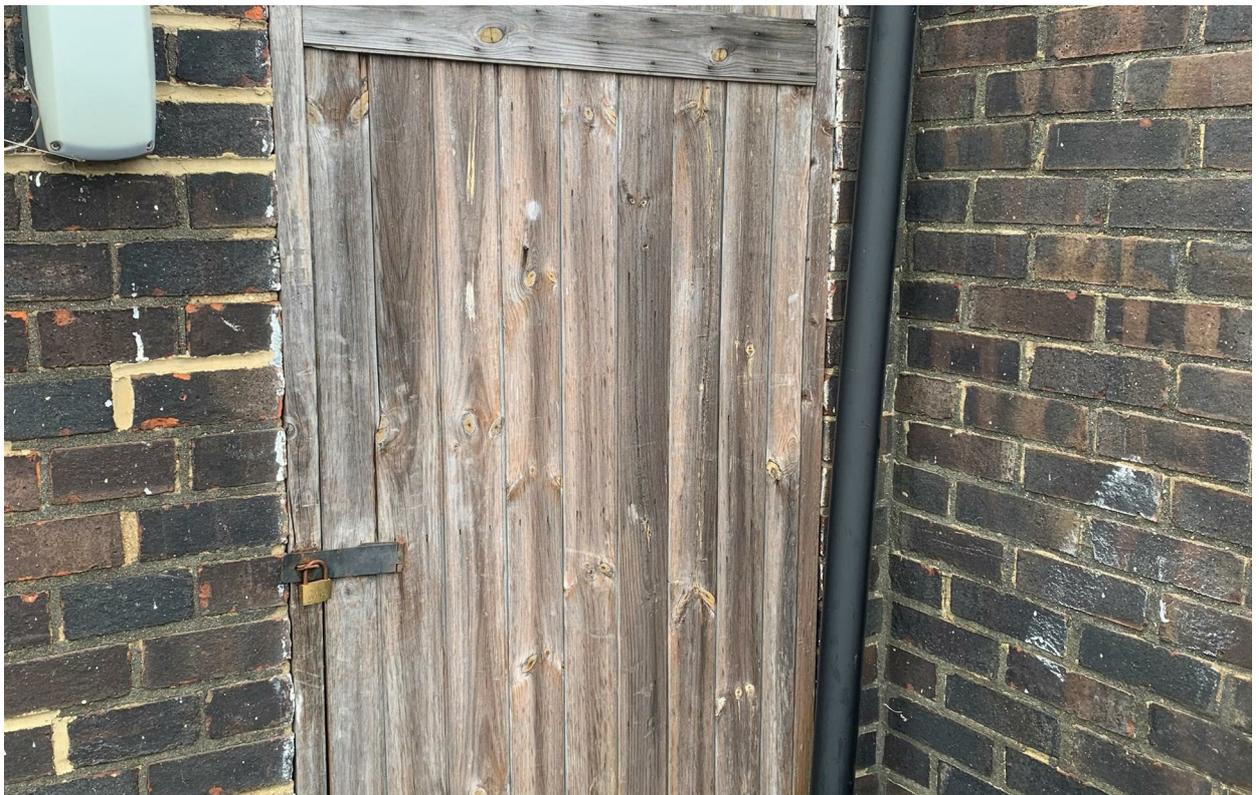
### **Wealth Of Permit Parking**

### **Fantastic Location**

### **Walking Distance To Town Centre**

### **Walking Distance To Rail Links Into London**

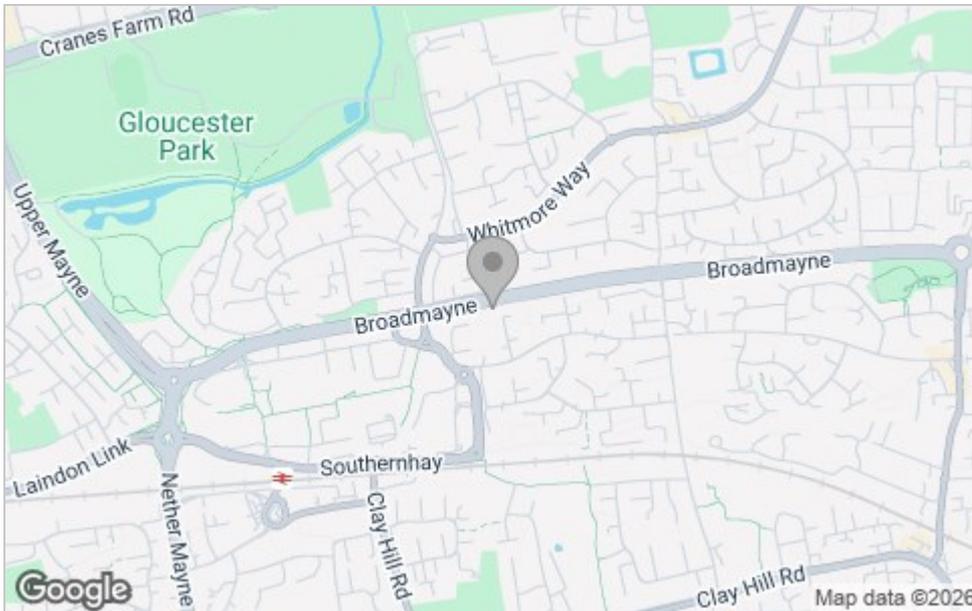
### **No Onward Chain**



# Floor Plan



# Area Map



# Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 [basildon@bearestateagents.co.uk](mailto:basildon@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

