



Bear Estate Agents are thrilled to bring to the market, with NO ONWARD CHAIN, this HUGELY VERSATILE three bedroom family home. The property further benefits from a wealth of driveway parking and a large, low maintenance rear garden.

- No Onward Chain
- Heavily Extended Three Bedroom Semi-Detached Home
- Huge Potential As Either Multi Purpose Living Or Two Apartments, Subject To Planning
- Walking Distance To Local Shops & Amenities
- Great Access To A13 & A127
- Large Summer House
- Large & Low Maintenance Rear Garden Complete With Large Summerhouse 20' 11'6"
- Wealth Of Driveway Parking
- Double Storey Side Extension Offering Deceptively Large Living Accommodation
- Popular & Family-Friendly Location

## Pound Lane

Bowers Gifford

**£380,000**

Guide Price



# Pound Lane



Guide Price £380,000 - £410,000...

Internally this unique home offers a cosy entrance hall which leads through to the ground floor kitchen which measures 11'3 x 8'5, the kitchen offers a wealth of both worktop space and storage space.

The kitchen then leads through to the ground floor lounge come diner which measures a further 22'3 x 12'11, the dining area measures 12'11 x 8'3, interlinking with the living area 13' x 12'11.

Completing the ground floor living accommodation is the master bedroom with en suite shower room. The bedroom measures 11'3 x 9'1 with the en suite measuring a further 8' x 2'11.

The first floor then consists of a contained two bedroom apartment.

The extension to the first floor living area measures 11'3 x 5'2.

The lounge come diner to the first floor measures 15' x 13'4 and allows access to both bedrooms and the shower room.

The master bedroom to the first floor measures 13' x 9'11 whilst bedroom two measures 8'4 x 7'1.

Completing the first floor is the shower room which measures 5'8 x 5'2.

The property has been heavily extended with the addition of a double-storey side extension which has given this home incredibly deceptive living accommodation.

Externally this home is able to boast a large rear garden which is low maintenance and offers three sheds, one with electric and power plus a large summerhouse to the rear, again, complete with its own electric. The summerhouse measures 20' x 11'6 and could be utilised to suit the new owners requirements.

To the front of the property there is an abundance of driveway parking.

Situated within walking distance of local shops and amenities and within close proximity of Pitsea Town Centre the location offers something for all of the family and for all ages. The property also offers great access to the A13 and A127.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended so that one can appreciate all that this fantastic family home has to offer.

Guide Price £380,000 - £410,000...

Freehold.  
Council Tax Band C.  
Amount £1,908.72.

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

**Ground Floor Kitchen**  
11'3 x 8'5

**Ground Floor Living Area**  
13' x 12'11

**Ground Floor Dining Area**  
12'11 x 8'3

**Ground Floor Master Bedroom**  
11'3 x 9'1

**En Suite**  
8' x 2'11

**First Floor Lounge/Diner**  
15' x 13'4

**First Floor Master Bedroom**  
13' x 9'11

**First Floor Bedroom Two**  
8'4 x 7'1

**First Floor Shower Room**  
5'8 x 5'2

**Unique & Versatile Living Accommodation**

**Large Rear Garden**

**Large Summer House With Electric**  
20' x 11'6

**Wealth Of Driveway Parking**

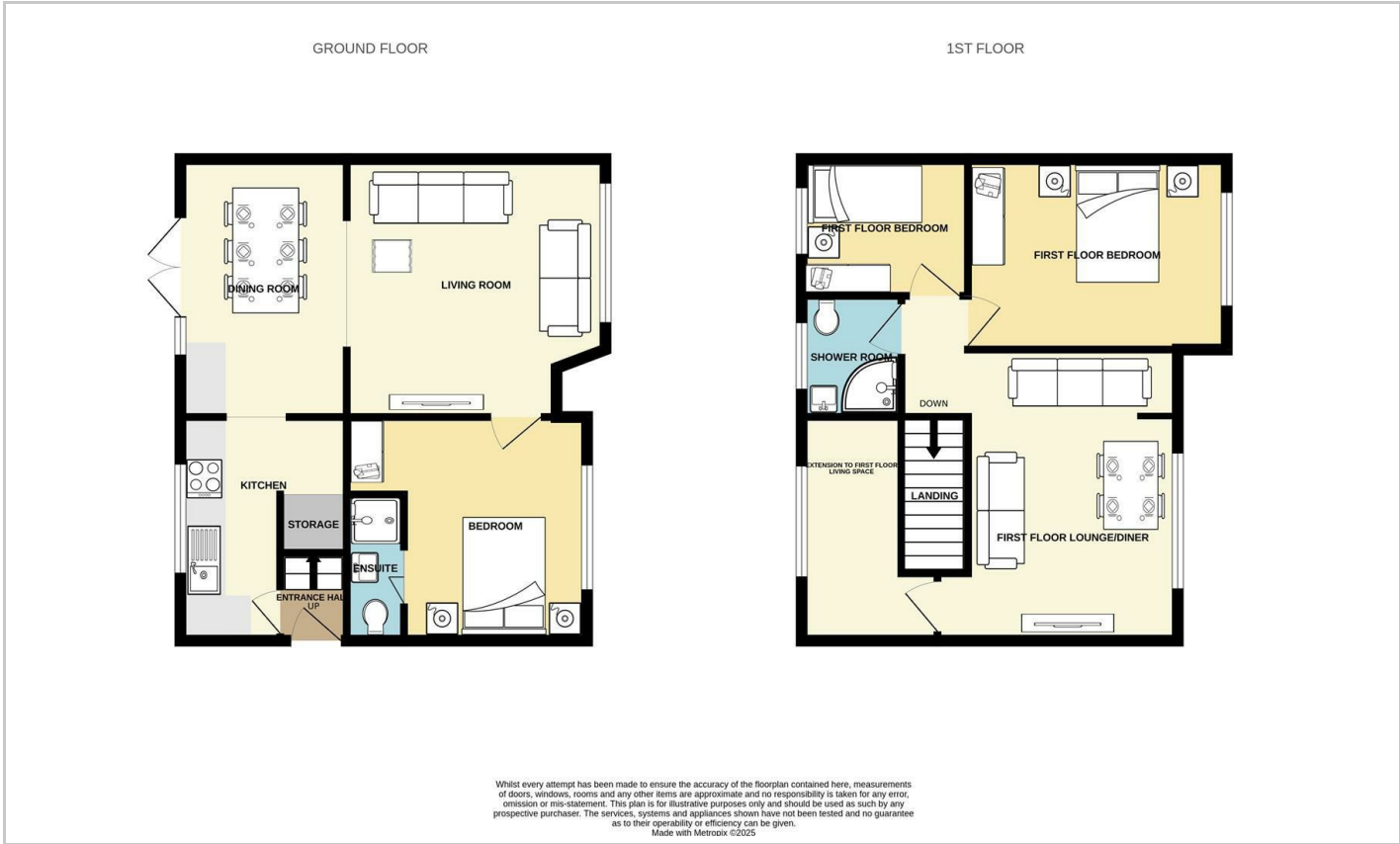
**Walking Distance To Local Shops**

**Great Access To A13 & A127**

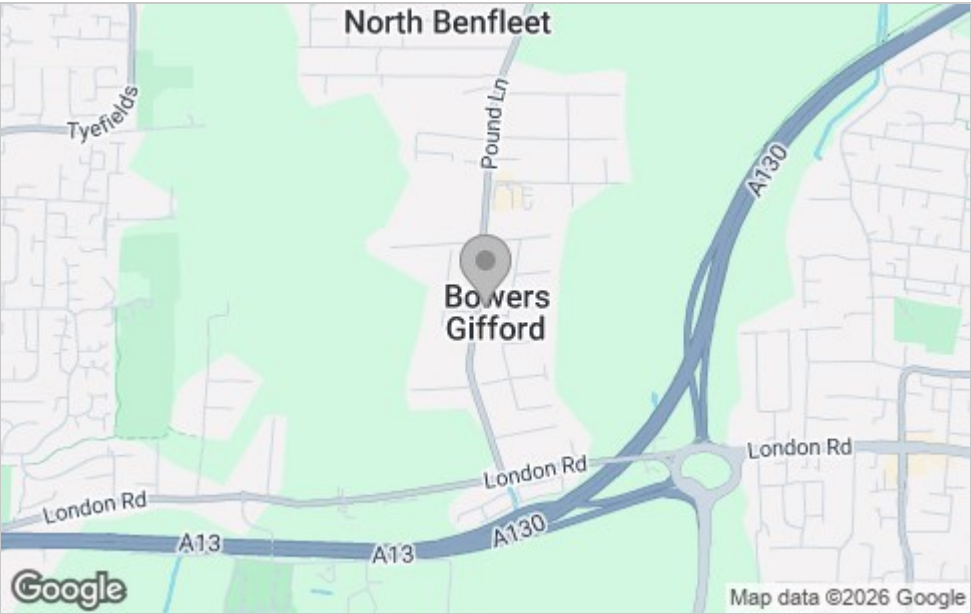
**No Onward Chain**



Floor Plan



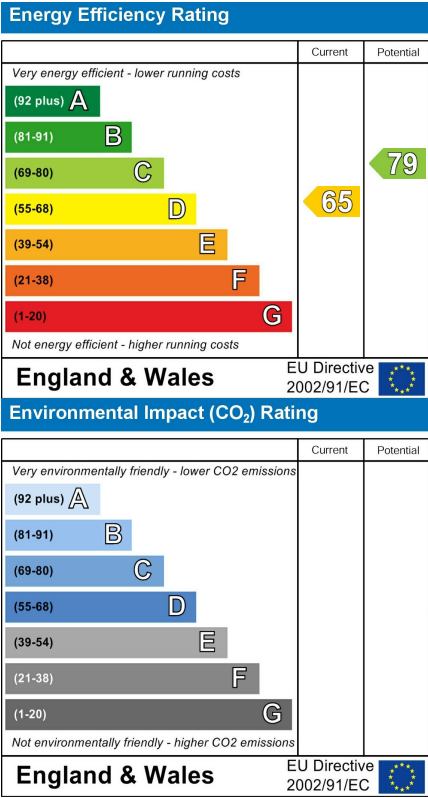
Area Map



Viewing

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

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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