



Bear Estate Agents are proud to bring to the market this incredibly well cared for THREE bedroom terraced house. Rantree Fold is a highly sought after road in the heart of Lee Chapel South, within walking distance to Ofsted rated 'outstanding' schools, local shops (The Knares parade), popular bus routes, Eastgate and Westgate Shopping centres and Basildon Railway Station which provides access to London Fenchurch Street.

- Highly Sought After Location
- Living Room (21'1 x 10'6)
- Bedroom 1 (9'3 x 12'10)
- Bedroom 3 (10'4 x 6'3)
- Ample Storage
- Entrance Hall
- Stunning Kitchen (25'0 x 6'2)
- Bedroom 2 (11'7 x 10'9)
- Modern Bathroom
- Large Rear Garden

## Rantree Fold

Basildon

**£365,000**

Offers Over



# Rantree Fold



Internally, this smart home begins with an inviting entrance hall which flows through to a large and modern living room. The living room measures 21'1 long and boasts large windows to the front and rear, flooding the room with light throughout the day. Similarly to the lounge, the kitchen also runs from front to back, creating a huge space for those keen chefs among us, there are also integrated appliances and an abundance of surface and cupboard space to enjoy. The kitchen uniquely has another front door entering the room, perfect for those with pets and don't want muddy feet in the lounge! The ground floor also has ample storage. Upstairs is host to THREE good sized bedrooms, a modern three-piece bathroom suite and multiple storage cupboards.

The garden is a fantastic size, made up of patio and grass areas and the frontage has been paved for a driveway but requires a dropped curb subject to council approval.

Properties in this area do not stay on the market for long so call us today to arrange your viewing!

Freehold.

Council Tax Band C.

Amount £1908.72.

**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.

## **Highly Sought After Location**

### **Entrance Hall**

**Living Room (21'1 x 10'6)**

**Stunning Kitchen (25'0 x 6'2)**

**Bedroom 1 (9'3 x 12'10)**

**Bedroom 2 (11'7 x 10'9)**

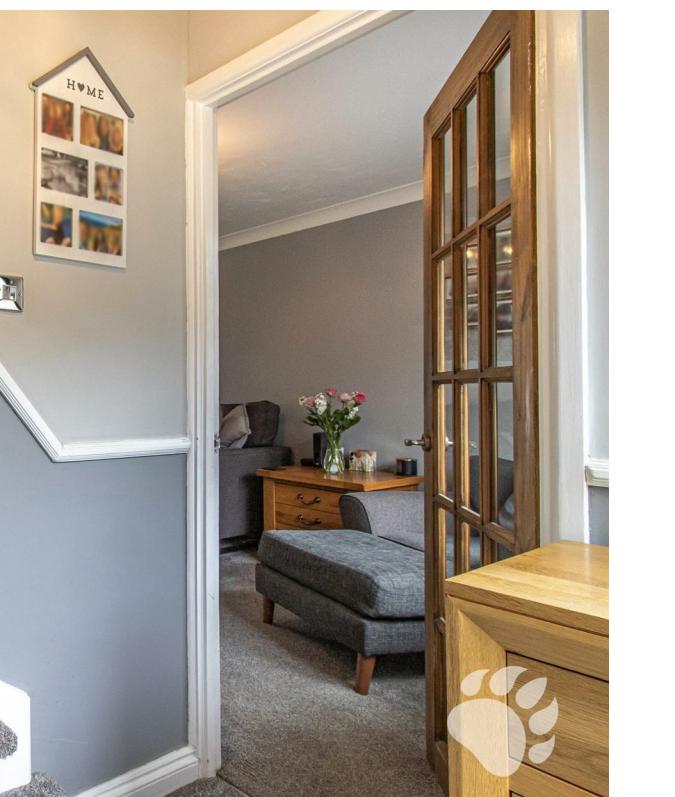
**Bedroom 3 (10'4 x 6'3)**

### **Modern Bathroom**

**Ample Storage**

**Large Rear Garden**

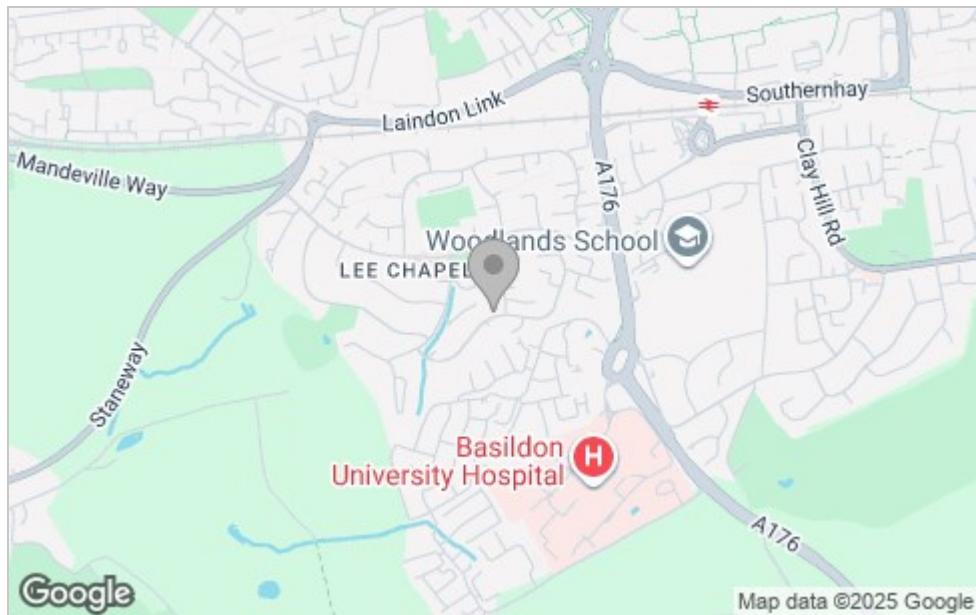
**Paved Frontage**



## Floor Plan



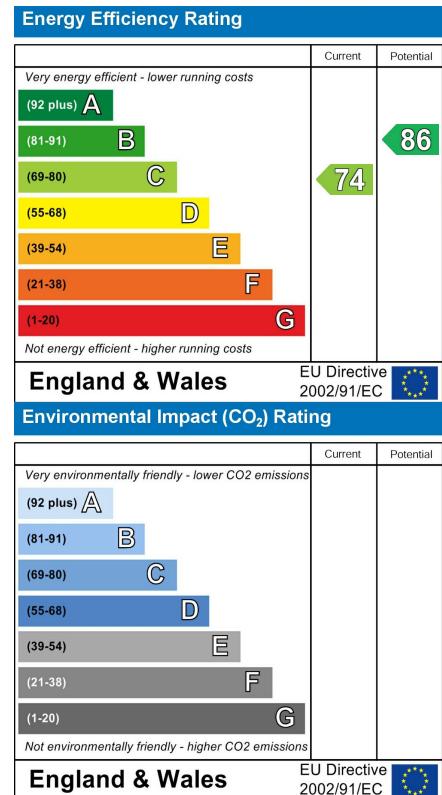
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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