

# bear

*Estate Agents*



Bear Estate Agents are delighted to bring to the market, with NO ONWARD CHAIN, this deceptively spacious two-bedroom mid-terraced home, pleasantly positioned along a quiet walkway within Basildon. The property is ideally located close to local shops, well-regarded schools, and popular bus routes. Basildon Town Centre and Basildon Railway Station are approximately 0.9 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those commuting by car, the A13 and A127 are both a short drive away, offering excellent connectivity into London and beyond.

- NO ONWARD CHAIN
- 0.9 Miles to Basildon Railway Station
- Easy Access to A13 and A127
- Kitchen (8'8 x 7'8)
- Bedroom Two (10'10 x 8'10)
- Quiet Walkway Location in Basildon
- Close to Shops Schools and Bus Routes
- Lounge / Diner (20'9 x 12'7)
- Bedroom One (11'0 x 12'10)
- Large South-West Facing Rear Garden with Rear Access

## Butneys

Basildon

**£270,000**

Guide Price



# Butneys



Guide Price £270,000 - £280,000...

Internally, the home begins with an entrance hall which houses the staircase.

The lounge/diner is particularly impressive, measuring 20'9 x 12'7 at its maximum dimensions, and truly forms the heart of the home. This spacious room features a charming fireplace and benefits from large windows to both the front and rear, allowing natural light to flood the space throughout the day. There is also access to a useful under-stair storage cupboard.

The kitchen measures 8'8 x 7'8 and provides an abundance of cupboard and worktop space, creating a practical and well-organised environment for cooking. The room also benefits from direct access to the rear garden, adding further convenience and functionality.

Moving upstairs, the landing provides access to all rooms.

Bedroom One measures 11'0 x 12'10 at its maximum dimensions and benefits from two built-in storage cupboards, offering excellent practicality. Bedroom Two measures 10'10 x 8'10 and is a well-proportioned room suitable for a bedroom, guest room, or home office.

The accommodation is completed by a three-piece bathroom suite comprising a shower over bath, toilet, and wash hand basin.

Externally, the property benefits from a large south-west facing rear garden with rear access, ideal for enjoying afternoon and evening sun. There is also potential to extend to the rear (subject to planning permission), offering scope to further enhance the home.

Parking is available via a communal permit car park to the front, along with additional on-street permit parking.

This deceptively spacious home offers generous living accommodation, excellent natural light, and strong potential, all within a convenient location. An internal viewing is highly recommended to fully appreciate the space on offer.

Guide Price £270,000 - £280,000...

Council Tax Band: B (£1670.13)

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.

## **NO ONWARD CHAIN**

### **Deceptively Spacious Two Bedroom Mid Terraced Home**

**Quiet Walkway Location in Basildon**

**0.9 Miles to Basildon Railway Station**

**Close to Shops Schools and Bus Routes**

**Easy Access to A13 and A127**

**Lounge / Diner (20'9 x 12'7)**

**Kitchen (8'8 x 7'8)**

**Bedroom One (11'0 x 12'10)**

**Bedroom Two (10'10 x 8'10)**

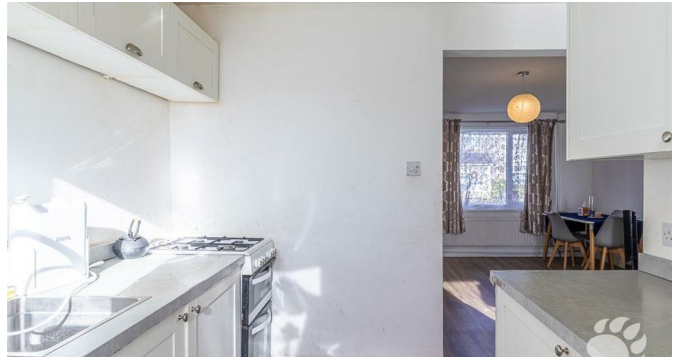
**Three Piece Bathroom Suite**

**Large South-West Facing Rear Garden**

**Potential to Extend (STP)**

**Communal Permit Car Park**

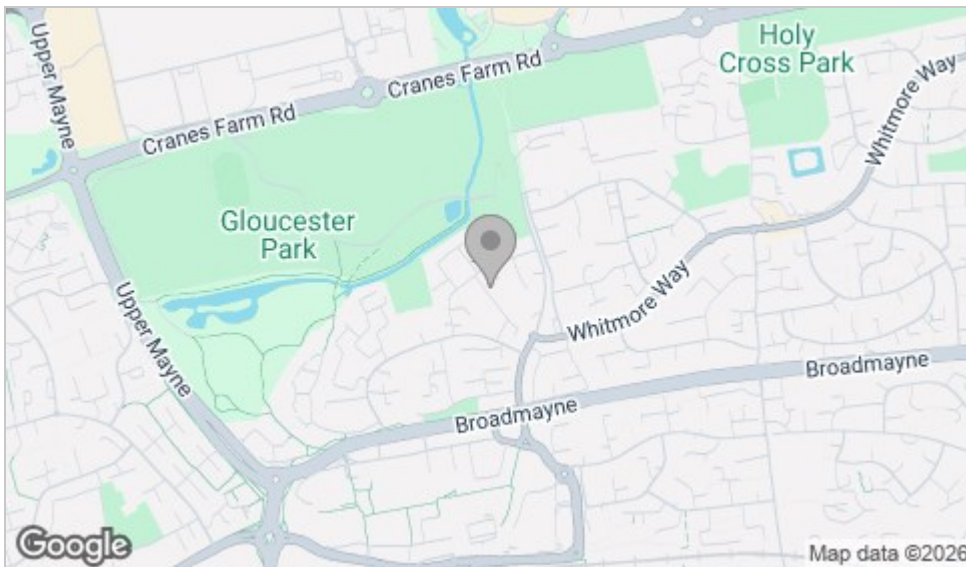
**On Street Permit Parking Available**



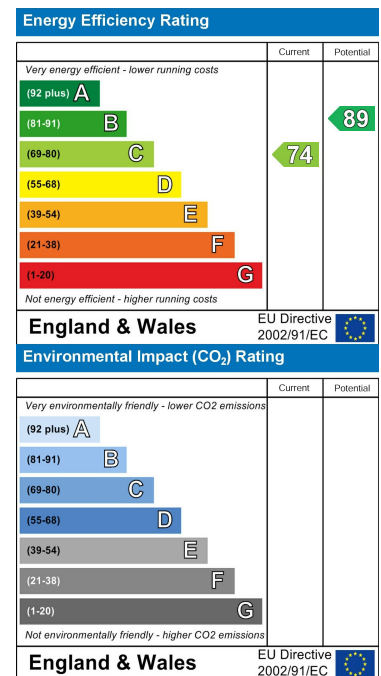
# Floor Plan



## Area Map



## Energy Efficiency Graph



## 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/>