



Bear Estate Agents are enthused to bring to the market this deceptively spacious three-bedroom, two-reception room family home which benefits from overlooking an area of greenery. The property is surrounded by a wealth of communal parking and is able to boast a SOUTH-FACING rear garden and a smaller enclosed area of front garden.

- Dining Room 11'8 x 10'11
- Kitchen 11'1 x 5'5
- Living Room 17'8 x 12'9
- Master Bedroom 15'9 x 8'3, Bedroom Two 12'1 x 9'2 Plus Bedroom Three 12'2 x 8'3
- Family Bathroom Suite 6'4 x 5'11
- Pleasant South Facing Rear Garden
- Enclosed Area Of Front Garden Opening Onto Area Of Greenery
- Wealth Of Communal Parking To The Rear
- Popular & Family Friendly Location
- Walking Distance To Pitsea Town Centre & Rail Links Into London

Beambridge Court

Basildon

£325,000



Beambridge Court



Internally the new owner will be greeted by the huge entrance hall which doubles up as one of the two reception rooms. There is also a ground floor W/C off of the entrance hall.

The main living area is to the rear of the property and measures 17'8 x 12'9, offering the perfect environment in which to both entertain and relax.

The dining area, which, as per the above, doubles up as the entrance hall measures 11'8 x 10'11.

To the front of the property is the smart kitchen suite which measures 11'1 x 5'5 and provides plenty of worktop space and storage space. Some of these style homes have been known to bring the kitchen out into the dining area by extending the worktop space into the dining area which is an option available to the new owners should they desire this.

The first floor commences with the landing, allowing access to all three bedrooms and the family bathroom suite.

Bedroom one measures 15'9 x 8'3, bedroom two measures 12'1 x 9'2 whilst bedroom three measures 12'2 x 8'3.

Completing the first floor living accommodation is the bathroom suite which measures 6'4 x 5'11 and consists of the bathtub with overhead shower, washbasin and W/C.

Externally there is a low maintenance south-facing rear garden with rear access whilst to the front there is an enclosed area of garden.

To the front, the property opens onto an area of greenery which adds to the family-friendly appeal.

Situated within walking distance of Pitsea town centre and rail links direct into London the location is perfect for local amenities.

Internal viewings come strongly recommended as opportunities to acquire homes of this calibre truly are few and far between.

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 W/C

Dining Room

11'8 x 10'11

Living Room

17'8 x 12'9

Kitchen

11'1 x 5'5

First Floor Landing

Master Bedroom

15'9 x 8'3

Bedroom Two

12'1 x 9'2

Bedroom Three

12'2 x 8'3

Family Bathroom Suite

6'4 x 5'11

Pleasant South Facing Rear Garden

Enclosed Area Of Front Garden

Opens Onto Area Of Greenery

Walking Distance To Pitsea Town Centre

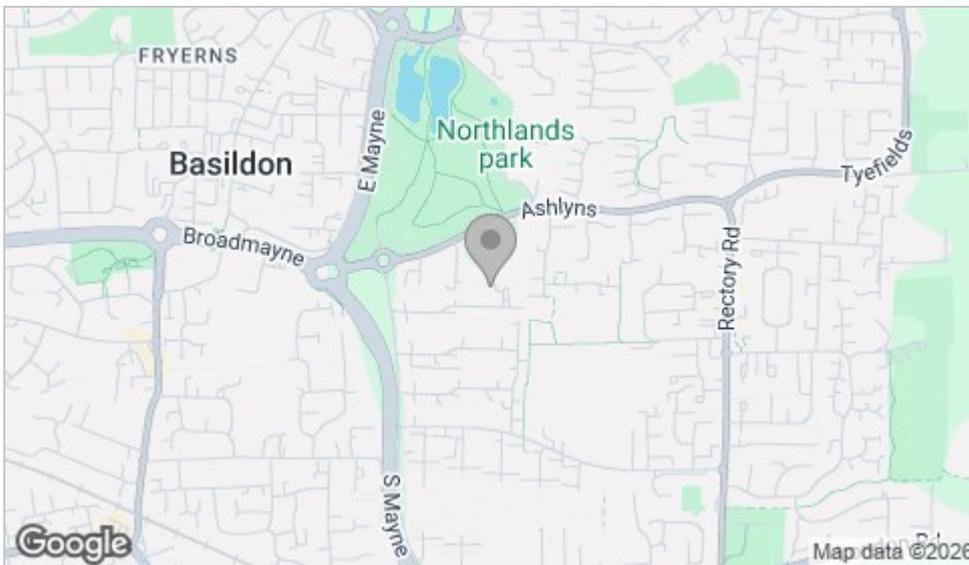
Walking Distance To Rail Links Into London



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 <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	