



## Bretons Basildon

GUIDE PRICE £280,000 - £290,000

Spacious three bedroom terraced family home offering two reception rooms and a low-maintenance rear garden. Boasts convenient access to Basildon Eastgate Shopping centre for amenities, as well as local schools and travel connections such as bus links, Basildon Train Station the A123.

### Viewing

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

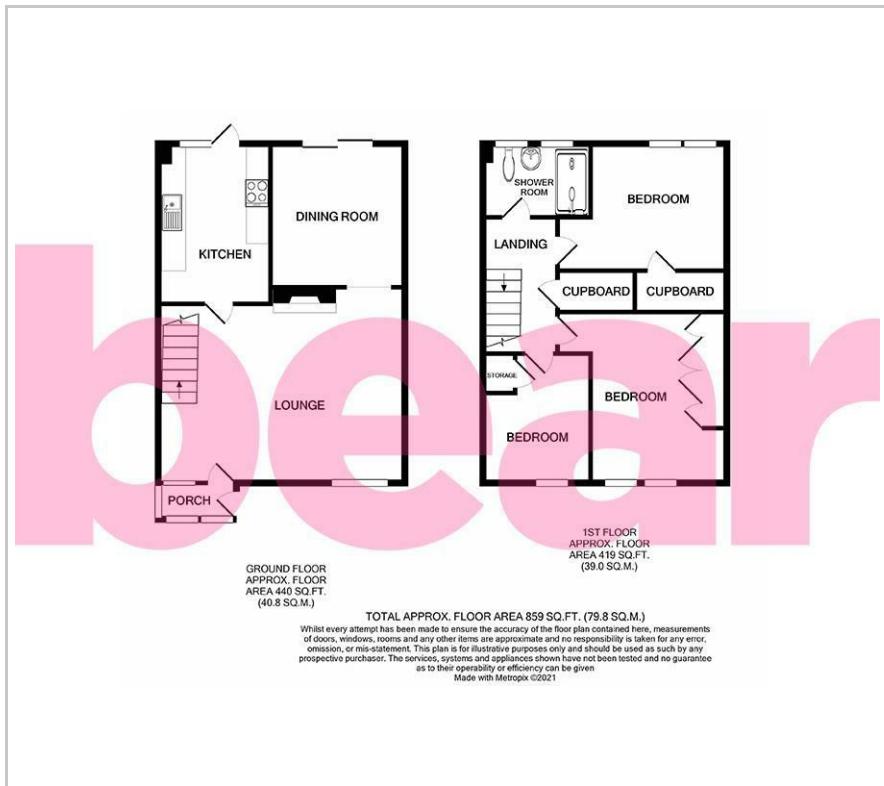
**£280,000**

Guide Price

- Terraced Family Home
- Two Large Reception Rooms
- Modern Fitted Integrated Kitchen
- Two Double Bedrooms and One Single Bedroom
- Stylish Three Piece Shower Room
- Low-Maintenance Garden
- Minutes from Eastgate Shopping Centre
- Close to Bus Links, Basildon Train Station and Major Roads
- Not Far From Schools and Parks
- Double Glazing and Gas Central Heating



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88	
(81-91)	B	65	
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC		England & Wales	England & Wales
EU Directive 2002/81/EC		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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