



GUIDE PRICE £340,000 - £350,000. Bear Estate Agents are thrilled to bring to the market this extremely well cared for TWO/THREE bedroom, END-TERRACED house! Cattawade Link is situated in the heart of Fryerns, within walking distance of local schools, local shops and popular bus routes. Basildon railway station is only 1.5 miles away which conveniently provides access to London Fenchurch Street on the reliable C2C rail service. Basildon town centre is even closer and boasts a variety of supermarkets, food outlets, shops and services across both Eastgate and Westgate shopping centres. The road links are also fantastic with the A127 and A13 both a short drive in each direction.

- Walking Distance to Schools and Shops
- 1.5 miles to Basildon Railway Station
- L-Shaped Lounge / Diner (17'4 x 16'9) max
- Kitchen (11'0 x 11'8) max
- Utility Room (9'0 x 4'9)
- Bedroom 1 (10'4 x 12'2)
- Bedroom 2 (6'7 x 9'5)
- Bedroom 3 (9'7 x 6'2)
- Three-Piece Bathroom Suite
- West Facing Rear Garden

Cattawade Link

Basildon

£340,000

Guide Price



Cattawade Link



This home was once a two bedroom property but the current owners have cleverly split one of the large double bedrooms into two single bedrooms, creating a three-bedroom floorplan upstairs. We have included the current floorplan and the original floorplan to help appreciate what has been done.

The internal layout of this home begins with an entrance hall which hosts the stairs and leads through to the spacious lounge/diner. These style of homes have always been very popular due to the nature of the ground floor layout. The lounge/diner is an L-shaped room which measures 17'4 x 16'9 at maximum dimension and is incredibly easy to divide into a living room and a dining room. The kitchen is beautiful, boasting modern units and plenty of surface space, benefitting even further from an adjoining utility room!

Upstairs, as previously mentioned, now boasts three bedrooms. Bedroom 1 is a comfortable double bedroom which measures 10'4 x 12'2 at maximum dimensions. Bedrooms 2 and 3 measure 6'7 x 9'5 and 9'7 x 6'2 respectively. The bathroom is a three-piece suite comprised of shower over bath, toilet and sink. There are also multiple storage cupboards across both floors which complete this brilliant home.

The rear garden is a great size and WEST FACING, benefitting from the sun all afternoon. Furthermore there is a huge summer house at the end of the garden which is currently used as a bar / home office and is incredibly versatile! To the front of the home is a paved area where the owners park their car. There is also plenty of on street parking available near the home.

These homes usually sell very fast so call us today to organise an appointment and see the property

first hand!

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.

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Fantastic Location

Walking Distance to Schools and Shops

1.5 miles to Basildon Railway Station

Entrance Hall

L-Shaped Lounge / Diner (17'4 x 16'9) max

Kitchen (11'0 x 11'8) max

Utility Room (9'0 x 4'9)

Bedroom 1 (10'4 x 12'2)

Bedroom 2 (6'7 x 9'5)

Bedroom 3 (9'7 x 6'2)

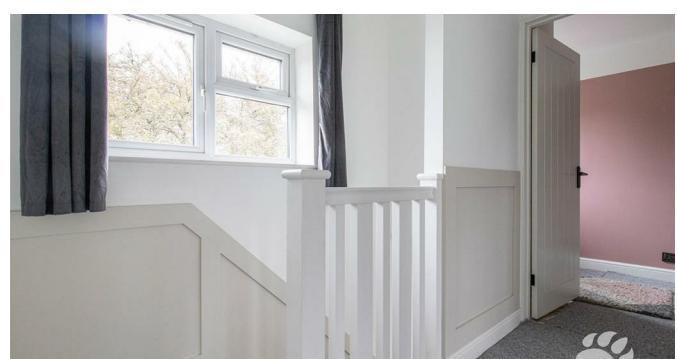
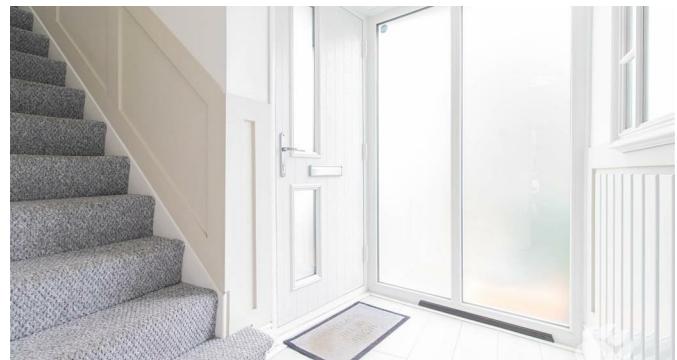
Three-Piece Bathroom Suite

Ample Storage

West Facing Rear Garden

Large Summer House

Paved Front



Floor Plan

GROUND FLOOR



1ST FLOOR

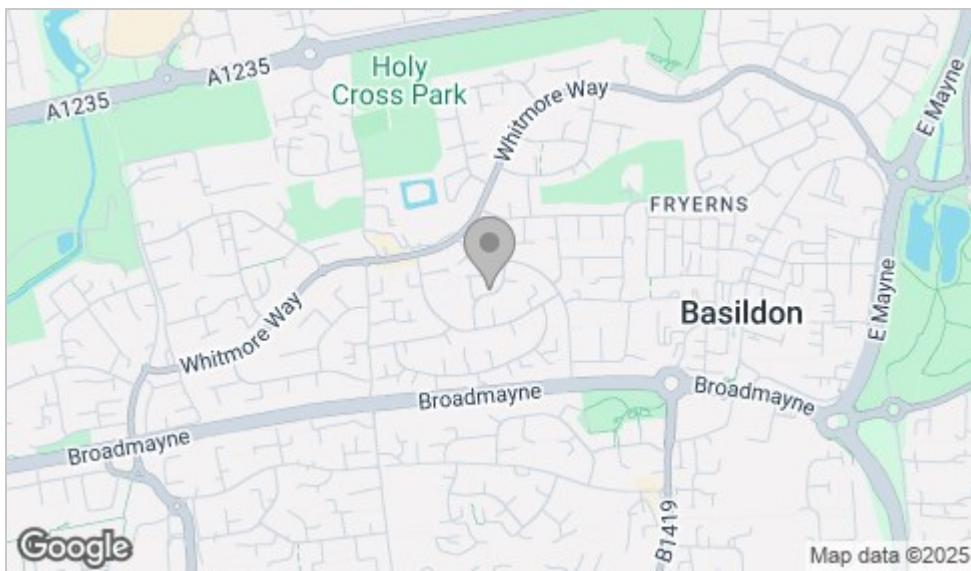


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and must not be used as such by any prospective purchaser. The plan is not to scale. Systems and appliances shown have not been tested and no guarantee as to their working order can therefore be given.

Mode with Monopoly ©2002



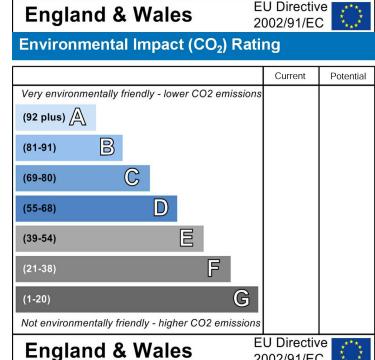
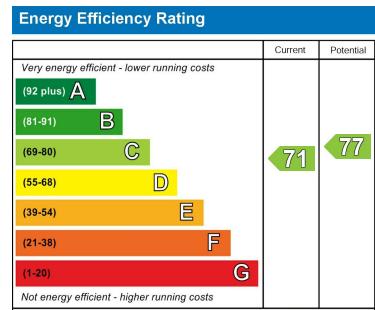
Area Map



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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