bear
Estate Agents

Guide Price: £300,000 - £325,000...
NO ONWARD CHAIN
Bear Estate Agents are delighted to present to the market this well presented TWO-BEDROOM end-terraced home, situated within the popular Fryerns Estate. Ideally positioned in the heart of Basildon, Montgomery Drive benefits from convenient access to a variety of local shops, well-regarded schools and popular bus routes. Pitsea Railway Station is located just 1.5 miles away, and Basildon Railway Station Railway Station is 1.8 miles away, providing straightforward connections to London Fenchurch Street via the reliable C2C rail service. For those commuting by car, both the A13 and A127 are easily accessible, offering excellent road links into The City.

- GUIDE PRICE £300,000 - £325,000
- Kitchen (13'4 x 5'4)
- Conservatory (9'4 x 12'7)
- Bedroom 2 (10'7 x 12'11 Max)
- Driveway Parking to the Front
- Excellent Road Access via the A13 and A127
- Lounge/Diner (13'0 x 12'8 Max)
- Bedroom 1 (11'3 x 12'11 Max)
- Family Bathroom (6'10 x 5'6) and Downstairs W/C
- West-Facing Low-Maintenance Rear Garden

# Montgomery Drive

## Basildon

**£300,000**
Guide Price

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# Montgomery Drive

Internally, the property welcomes you into an inviting entrance hall which houses the staircase, a convenient downstairs W/C and provides access to all ground floor rooms.

The kitchen offers a generous amount of cupboard and worktop space and measures 13'4 x 5'4, creating a practical and functional environment ideal for everyday cooking.

The lounge/diner is a particularly generous space, measuring 13'0 x 12'8 at its maximum dimensions, and provides ample room for both relaxing and entertaining, making it a versatile and comfortable main living area.

Adjacent to the lounge is the conservatory, measuring 9'4 x 12'7, which is flooded with natural light throughout the day thanks to large bi-folding doors opening out to the rear garden. This bright and airy space lends itself perfectly as a dining area or social space that seamlessly blends indoor and outdoor living.

To the first floor, the landing offers access to both bedrooms and the family bathroom.
Bedroom 1 is a spacious double bedroom, measuring 11'3 x 12'11 at its maximum dimensions, and benefits from a fitted wardrobe above the stairs, helping to maximise usable floor space. Bedroom 2 is slightly smaller but remains a double bedroom, measuring 10'7 x 12'11 at its maximum dimensions, and comfortably accommodates wardrobes and additional furniture.

The first floor is completed by the family bathroom, a three-piece suite measuring 6'10 x 5'6, comprising a shower-over-bath, toilet and wash hand basin.

Externally, the property offers driveway parking to the front, while to the rear there is a low-maintenance WEST-FACING garden, ideal for enjoying afternoon and evening sunshine.

It is also worth noting that the home has been fitted with solar panels which store energy to supply electricity to the property. This has resulted in significant savings on the vendor's electricity bills.

Overall, this is a well maintained and thoughtfully laid out home offering generous living space, excellent transport links and a convenient location. The property is presented in good order throughout and provides a fantastic opportunity for buyers seeking a home that is ready to move into, while still offering scope to personalise and enhance over time. Early viewing is recommended to fully appreciate the space and potential on offer.

Council Tax Band: C (£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 £50 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

**NO ONWARD CHAIN**

**GUIDE PRICE £300,000 - £325,000**

**Well Presented Two Bedroom End-Terraced Home**

**Popular Fryerns Estate Location**

**Convenient Access to Shops, Schools and Bus Routes**

**1.5 Miles to Pitsea Railway Station**

**Excellent Road Access via the A13 and A127**

**Kitchen (13'4 x 5'4)**

**Lounge/Diner (13'0 x 12'8 Max)**

**Conservatory (9'4 x 12'7)**

**Bedroom 1 (11'3 x 12'11 Max)**

**Bedroom 2 (10'7 x 12'11 Max)**

**Family Bathroom (6'10 x 5'6)**

**Downstairs W/C**

**Driveway Parking to the Front**

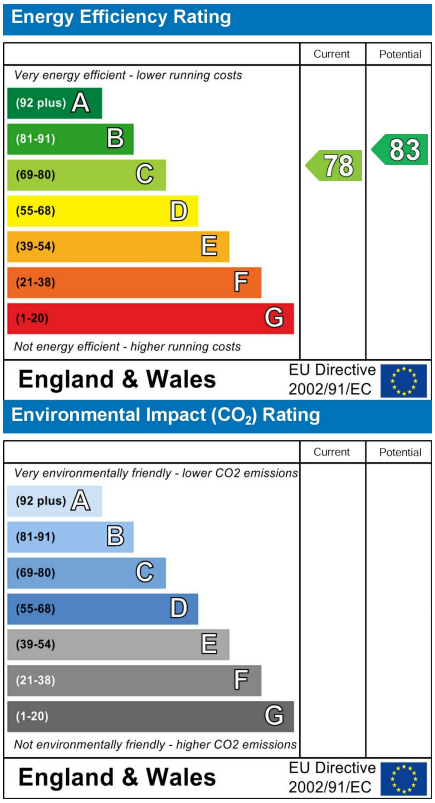
**West-Facing Low-Maintenance Rear Garden**

NOVA

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

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