



Guide Price £250,000 - £260,000...

Bear Estate Agents are delighted to present this well-maintained and generously proportioned TWO BEDROOM, GROUND FLOOR maisonette, positioned in an extremely convenient location. Church Mews is a charming cul-de-sac development of maisonettes, tucked away at the end of Claremont Road in Laindon. The property sits within easy walking distance of local shops, schools and well-used bus routes. Laindon Railway Station is just 0.9 miles away, offering direct and reliable access to London Fenchurch Street via the C2C line. Pips Hill Retail Park is also located just over a mile from the property and provides a wide selection of shops and amenities. For those who commute by car, both the A127 and A13 are only a short drive away.

- Laindon Station Approx. 0.9 Miles Away
- Open-Plan Kitchen - 9'11 x 11'6 (Max)
- Bedroom 1 - 13'3 x 8'6 (Max)
- Utility Room With Storage
- South-Facing Private Rear Garden
- Easy Access to A127 and A13
- Lounge - 13'3 x 11'6
- Bedroom 2 - 6'6 x 11'1 (Max)
- Three-Piece Bathroom
- Garage

## Claremont Road

Laindon

**£250,000**

Guide Price



# Claremont Road



Inside, the accommodation is centred around a welcoming entrance hall which provides access to all rooms.

The kitchen is open-plan to the hallway and benefits from generous cupboard and worktop space, along with a front-facing window, this room measures 9'11 x 11'6 at its maximum.

To the rear, the lounge measures 13'3 x 11'6 and features French doors that open directly onto the private garden.

There are two well-proportioned double bedrooms measuring 13'3 x 8'6 and 6'6 x 11'1 at their maximum dimensions.

A useful utility room provides additional worktop space and room for a washing machine, with an adjoining storage cupboard.

The accommodation is completed by a three-piece family bathroom consisting of a shower-over-bath, WC and wash hand basin.

Externally, the property benefits from its own SOUTH FACING, private rear garden which is of a good size and includes side access for bins and garden equipment. In addition, there is a garage to the rear of the property as well as allocated parking in front of it.

This is a fantastic home offering space, convenience and outdoor space, so contact us today to arrange your viewing before you miss out.

Council Tax Band: A (£1431.54)

Lease Length: 84 years

Ground Rent: £35 per year

Service Charge: £80 per month

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.

## **Walking Distance to Shops, Schools and Bus Routes**

**Laindon Station Approx. 0.9 Miles Away**

**Pipps Hill Retail Park Just Over 1 Mile Away**

**Easy Access to A127 and A13**

**Entrance Hall With Access to All Rooms**

**Open-Plan Kitchen - 9'11 x 11'6 (Max)**

**Lounge - 13'3 x 11'6**

**Bedroom 1- 13'3 x 8'6 (Max)**

**Bedroom 2 - 6'6 x 11'1 (Max)**

**Utility Room With Storage**

**Three-Piece Bathroom**

**South-Facing Private Rear Garden**

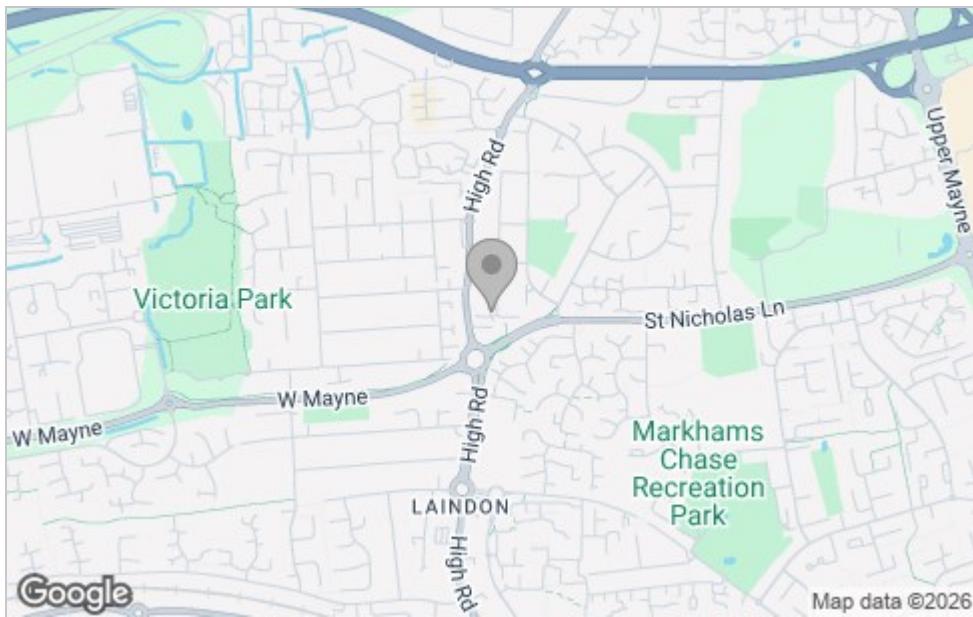
**Garage**



## Floor Plan



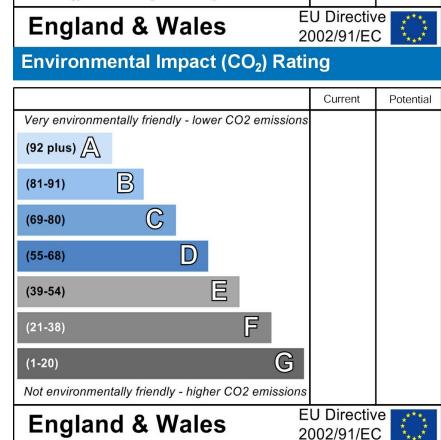
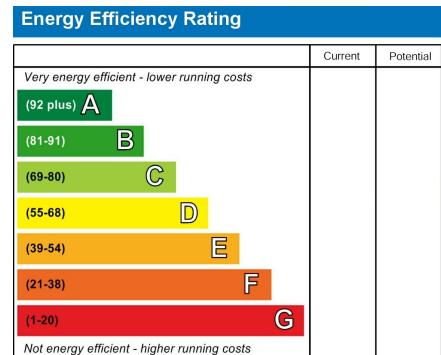
## Area Map



## Viewing

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

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