



Guide Price: £325,000 - £350,000...

Bear Estate Agents are pleased to bring to the market this three bedroom end of terraced home, ideally positioned within the Fryerns area and offering spacious accommodation alongside excellent transport links.

The property is conveniently located close to local shops, well-regarded schools and popular bus routes. Basildon Railway Station is within close proximity, providing direct links into London Fenchurch Street via the C2C rail service. For those commuting by car, the A13 and A127 are both within easy reach, offering convenient access into London and beyond.

- Three-Bedroom End of Terraced House
- Kitchen (9'9 x 9'7)
- Bedroom One (8'10 x 13'9)
- Bedroom Three (8'10 x 7'6)
- Three Piece Bathroom Suite and Downstairs W/C
- Close Proximity to Basildon Railway Station
- Spacious Lounge/Diner (19'10 x 15'10)
- Bedroom Two (12'8 x 9'10 Max)
- Fitted Wardrobes in Bedrooms 1 & 2
- On Street Parking to Front, Side and Rear

## Curling Tye

Basildon

**£325,000**

Guide Price



# Curling Tye



Internally, the home begins with an entrance hall which houses the stairs and benefits from a convenient downstairs W/C alongside a useful storage cupboard.

The kitchen measures 9'9 x 9'7 and provides a practical cooking environment with ample space for storage, appliances and food preparation.

The lounge/diner measures an impressive 19'10 x 15'10 and forms the heart of the home. Offering excellent proportions, the room comfortably accommodates both lounge and dining furniture, creating a versatile living space ideal for relaxing, entertaining and family life.

Moving upstairs, the landing hosts an airing cupboard and provides access to all rooms on this level.

Bedroom One measures 8'10 x 13'9 and is a well-proportioned double bedroom benefitting from fitted wardrobes, providing excellent built-in storage whilst maintaining generous floor space.

Bedroom Two measures 12'8 x 9'10 at its maximum dimensions and is another spacious double bedroom, also complete with fitted wardrobes and offering ample room for additional furniture.

Bedroom Three measures 8'10 x 7'6 and is a versatile room, ideal for use as a child's bedroom, nursery, guest room or home office.

The accommodation is completed by a three-piece bathroom suite, comprising a shower-over-bath, toilet and wash hand basin.

Externally, the property benefits from a rear garden complete with a large storage shed, providing useful additional storage and outdoor space to enjoy throughout the year.

Parking is available via on-street parking to the front, side and rear of the property, offering excellent convenience for residents and visitors alike.

Overall, this home offers spacious accommodation, practical features and a convenient location, making it an ideal purchase for a range of buyers.

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.

## **Three-Bedroom End of Terraced House**

### **Located in Fryerns**

### **Close to Shops Schools and Bus Routes**

### **Close Proximity to Basildon Railway Station**

### **Direct Links to London Fenchurch Street**

### **Easy Access to the A13 and A127**

### **Entrance Hall with Storage Cupboard**

### **Downstairs W/C**

### **Kitchen (9'9 x 9'7)**

### **Spacious Lounge/Diner (19'10 x 15'10)**

### **Bedroom One (8'10 x 13'9)**

### **Bedroom Two (12'8 x 9'10 Max)**

### **Bedroom Three (8'10 x 7'6)**

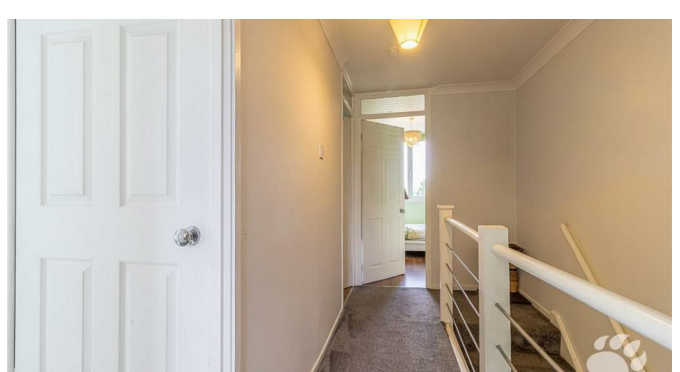
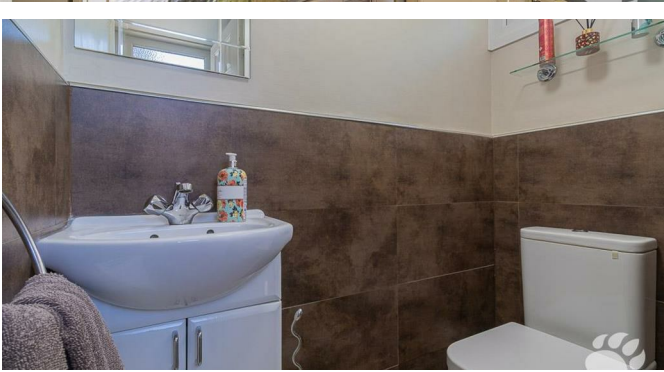
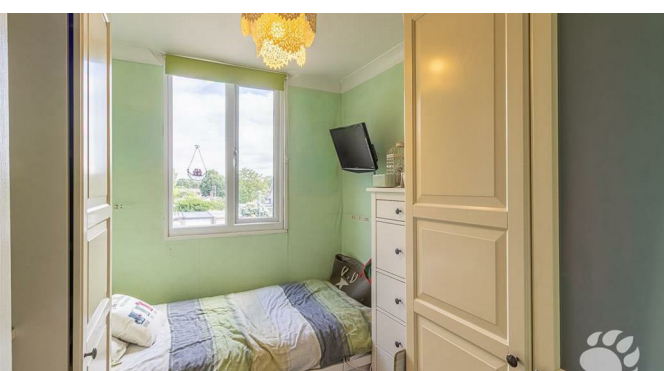
### **Fitted Wardrobes in Bedrooms 1 & 2**

### **Three Piece Bathroom Suite**

### **Rear Garden**

### **Large Storage Shed**

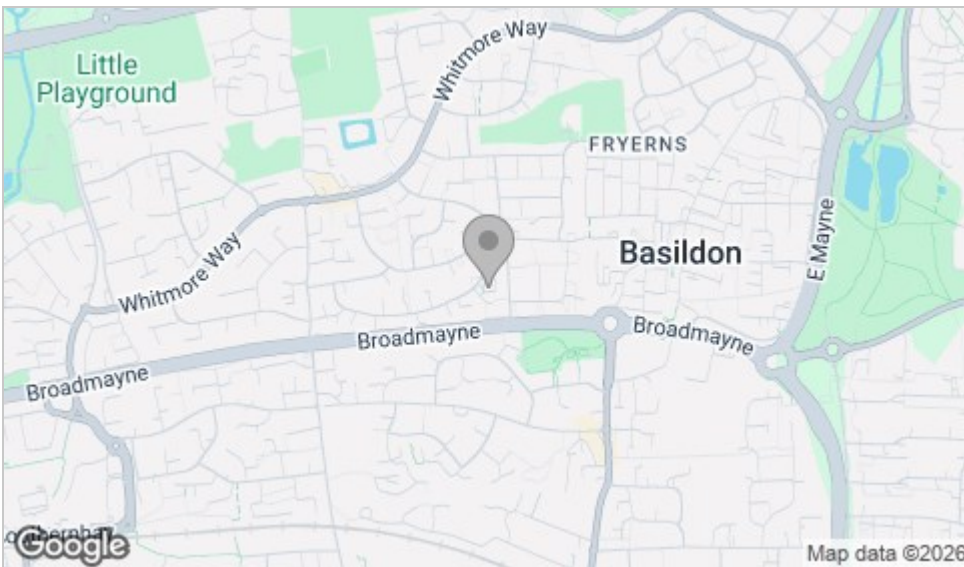
### **On Street Parking to Front, Side and Rear**



# 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.

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## Energy Efficiency Graph

