



Bear Estate Agents are excited to bring to the market this extremely well cared for and beautifully presented THREE bedroom terraced house. Bonnygate is a desirable road located amongst the popular Fryerns Estate, off of Whitmore Way and within walking distance of local shops (Nisa Parade, Whitmore Way), local schools and bus routes. The home is also 1.1 miles from Basildon Railway Station which provides access to London Fenchurch Street and it is also a 5 minutes drive to both A127 and A13.

- Lounge (21'1 x 10'8)
- Kitchen (11'7 x 7'5)
- Bedroom 1 (11'8 x 10'11)
- Bedroom 3 (10'4 x 6'5)
- Beautiful Rear Garden
- Conservatory (11'1 x 10'0)
- Utility Room (10'0 x 6'3)
- Bedroom 2 (9'3 x 12'6)
- Shower Room & WC
- Quaint Walkway

## Bonnygate

Basildon

**£350,000**



# Bonnygate



The property is inviting upon approach, situated in a quaint mews! Once through the front door, you are greeted by an entrance halls which flows into the lounge. The lounge is large and notably bright throughout the day and benefits from being cleverly extended upon with a conservatory which it utilised as a dining room overlooking the rear garden. The kitchen also overlooks the rear garden and offers an abundance of cupboard and surface space for any keen chefs! There is also a convenient utility room adjoined, completed the downstairs layout. Upstairs hosts THREE good sized bedrooms, two comfortable doubles and a generous single bedroom. There is also a modern three piece shower room and ample storage across both floors. The garden is beautifully maintained and a delightful space for relaxing!

These homes do not stay on the market for long so call us today to organise your appointment!

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 £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

## **Fantastic Location!**

### **Entrance Hall**

### **Lounge (21'1 x 10'8)**

### **Conservatory (11'1 x 10'0)**

### **Kitchen (11'7 x 7'5)**

### **Utility Room (10'0 x 6'3)**

### **Bedroom 1 (11'8 x 10'11)**

### **Bedroom 2 (9'3 x 12'6)**

### **Bedroom 3 (10'4 x 6'5)**

### **Shower Room & WC**

### **Ample Storage**

### **Beautiful Rear Garden**

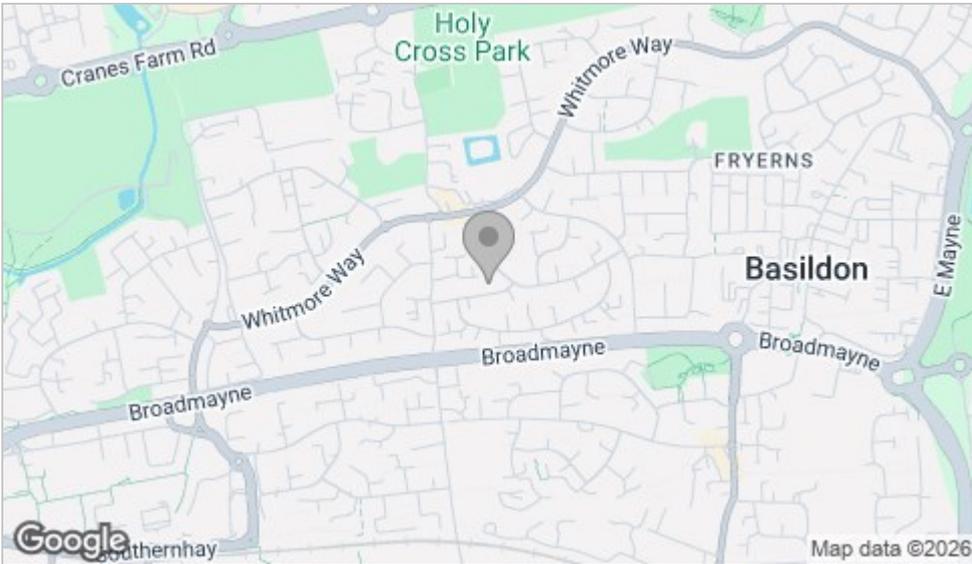
### **Quaint Walkway**



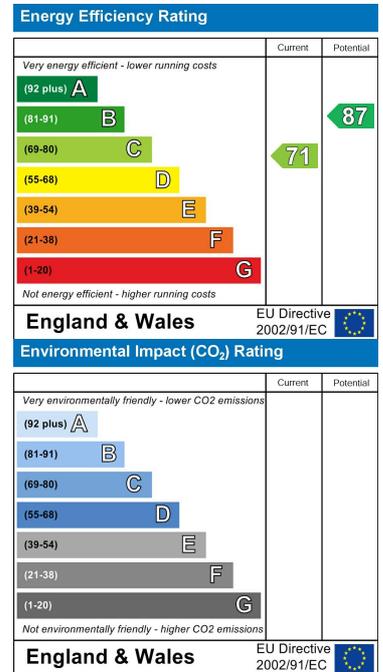
# Floor Plan



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

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