



Guide Price: £295,000 - £305,000...

Bear Estate Agents are delighted to present this deceptively spacious two-bedroom mid-terrace home, ideally situated within the ever-popular Fryerns location. Tucked away along Rundells Walk and accessed via a charming pedestrian walkway, the property enjoys a peaceful setting while remaining conveniently close to local amenities and transport links. The location is particularly well suited to commuters, with Basildon Railway Station approximately 1.7 miles away, offering direct services to London Fenchurch Street. Road connections are equally convenient, with easy access to both the A13 and A127, providing straightforward routes into London and surrounding areas.

- 1.7 Miles to Basildon Railway Station
- Entrance Hall with Storage Cupboard
- Spacious Lounge / Diner (10'9 x 20'3)
- Generous Main Bedroom (13'11 x 9'4)
- Three-Piece Bathroom Suite
- Easy Access to A13 and A127
- Well Proportioned Kitchen (8'10 x 10'4)
- First Floor Landing with Additional Storage Cupboard
- Second Bedroom with Fitted Wardrobes (10'7 x 10'4)
- Large South-Facing Rear Garden

Rundells Walk

Basildon

£295,000

Guide Price



Rundells Walk



Internally, the accommodation begins with a welcoming entrance hall, home to the staircase and complemented by a useful storage cupboard, immediately highlighting the generous storage available throughout the property.

The kitchen is well proportioned, measuring 8'10 x 10'4, and offers an excellent range of worktop and cupboard space, creating a practical and functional environment for everyday cooking and food preparation.

To the rear of the home is the impressive lounge/diner, measuring 10'9 x 20'3 and providing a versatile space suitable for both relaxing and entertaining. A fireplace forms a natural focal point, while access to the rear garden via a single door and patio doors enhances the sense of space and allows for easy indoor-outdoor living.

The first-floor landing provides access to all rooms on this level and benefits from a further storage cupboard.

Bedroom One is a generously sized double room measuring 13'11 x 9'4, offering ample space for a range of bedroom furniture. Bedroom Two is another well-proportioned room at 10'7 x 10'4 and features fitted wardrobes, making it ideal as a second bedroom, guest room, or home office.

The accommodation is completed by the three-piece bathroom suite, comprising a shower, WC, and wash hand basin.

Externally, the property benefits from a large south-facing rear garden, providing an excellent outdoor space with a variety of potential uses. Communal parking is available on the road to either side of the walkway, offering convenient options for both residents and visitors.

Overall, this well-balanced two-bedroom home offers generous living space in a popular and well-connected location. With excellent room sizes, plentiful storage, and strong transport links, the property is likely to appeal to a wide range of buyers, and an internal viewing is highly recommended to fully appreciate the space on offer.

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.

Guide Price: £295,000 - £305,000

Popular Fryerns Location

1.7 Miles to Basildon Railway Station

Easy Access to A13 and A127

Entrance Hall with Storage Cupboard

Well Proportioned Kitchen (8'10 x 10'4)

Spacious Lounge / Diner (10'9 x 20'3)

First Floor Landing with Storage Cupboard

Generous Main Bedroom (13'11 x 9'4)

Second Bedroom (10'7 x 10'4)

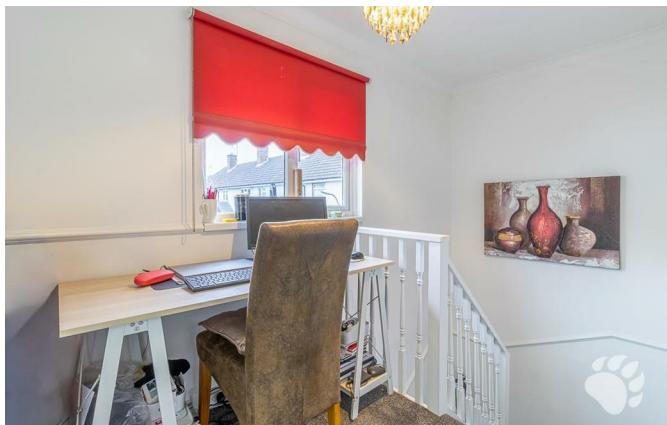
Fitted Wardrobes in Bedroom 2

Three-Piece Bathroom Suite

Large South-Facing Rear Garden

Communal Parking Available on the Road

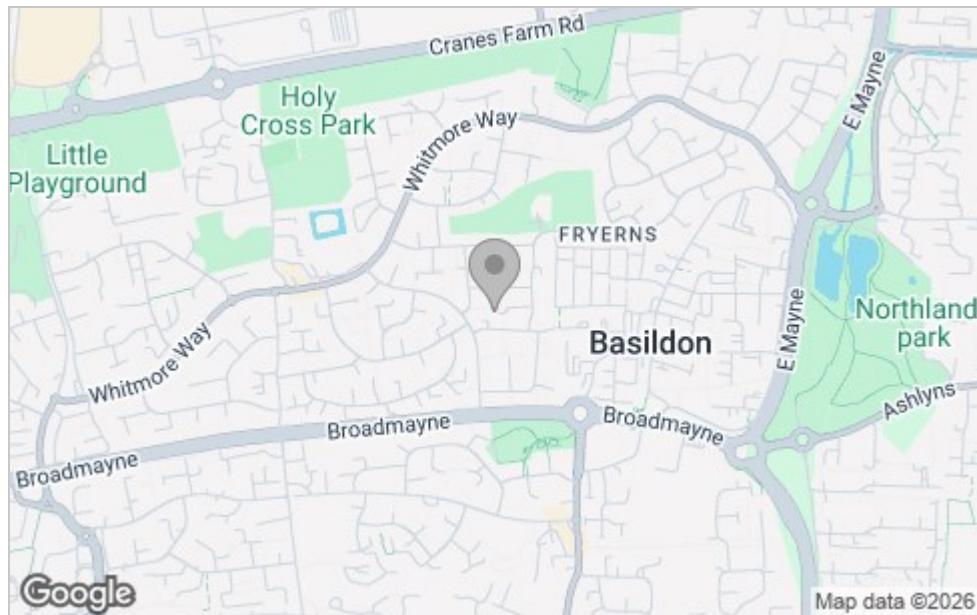




Floor Plan



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

351 Clay Hill Road, Basildon, Essex, SS16 4HA

Office: 01268 661215 basildon@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>