



Bear Estate Agents are delighted to bring to the market, this beautifully presented and lovingly cared for two double bedroom home which sits back from the road and benefits from its OWN GARAGE and a wealth of communal parking. The property is also situated ideally between both Pitsea and Basildon offering an abundance of local amenities, there are also local shops just a stones throw away.

## Southview Road Basildon

**£300,000**  
Offers Over

- Welcoming Entrance Hall
- Kitchen 12'8 x 6'10
- Family Bathroom Suite 6'11 x 5'11
- Garage To The Rear With Parking Infront Of
- Central To Both Pitsea & Basildon Town Centre's & Stations
- Lounge/Diner 20'5 x 10'1
- Master Bedroom 14'5 x 8'8 Plus Bedroom Two 10'2 x 8'11
- Pleasant Rear Garden With Rear Access
- Wealth Of Communal Parking
- Stones Throw From Parade Of Local Shops & Amenities



# Southview Road



Internally the new owner will be greeted by the welcoming entrance hall which is flooded with natural light via the large window to the porch and the UPVC front door. The entrance hall in turn allows access to both the large lounge come diner and the smart kitchen suite. There is understairs storage to the entrance hall plus a large storage cupboard within the kitchen as you enter.

The lounge come diner measures a generous 20'5 x 10'1 and provides the perfect environment in which to both entertain and relax.

Completing the ground floor living accommodation is the smart kitchen suite which measures a further 12'8 x 6'10. The kitchen offers a wealth of both worktop space and storage space plus access to the rear garden, the garden is also accessible from the lounge come diner.

The first floor commences with a spacious landing allowing access to both sizeable double bedrooms and the family bathroom suite.

The master bedroom measures 14'5 x 8'8 with a storage cupboard over the stairs, bedroom two measures a further 10'2 x 8'11 with a large fitted wardrobe which measures a further 7'5 x 2'3. Both bedrooms are sizeable double bedrooms which is a fine feature within itself.

Completing the first floor is the family bathroom suite which measures a further 6'11 x 5'11 and consists of the bathtub with overhead shower, washbasin and W/C.

Externally there is a pleasant rear garden, unoverlooked and featuring a beautiful 'pergola' with attached children's swings. The garden also offers rear access and storage. There is an allocated garage to the rear with parking in front of it. The immediate area also offers an abundance of communal parking.

The property is situated central to both Pitsea Town Centre and Station plus Basildon Town Centre and Station offering something for all of the family and for all ages. There is a parade of local shops just a stones throw away which is perfect for convenience. Mopsies Park is a short walk away as is Swan Mead Park. There are schools within walking distance too plus a Library, dental surgery and medical centre.

Internal viewings come strongly recommended so that one can appreciate and acknowledge first-hand the time, care and attention to detail the current owners have invested into bringing this home as close to perfect as possible.

Freehold.

Council Tax Band B.

Amount £1,670.13.

## **Welcoming Entrance Hall**

## **Lounge/Diner**

20'5 x 10'1

## **Kitchen**

12'8 x 6'10

## **First Floor Landing**

## **Master Bedroom**

14'5 x 8'8

## **Bedroom Two**

10'2 x 8'11

## **Family Bathroom Suite**

6'11 x 5'11

## **Pleasant Rear Garden**

## **Rear Access**

## **Garage To The Rear**

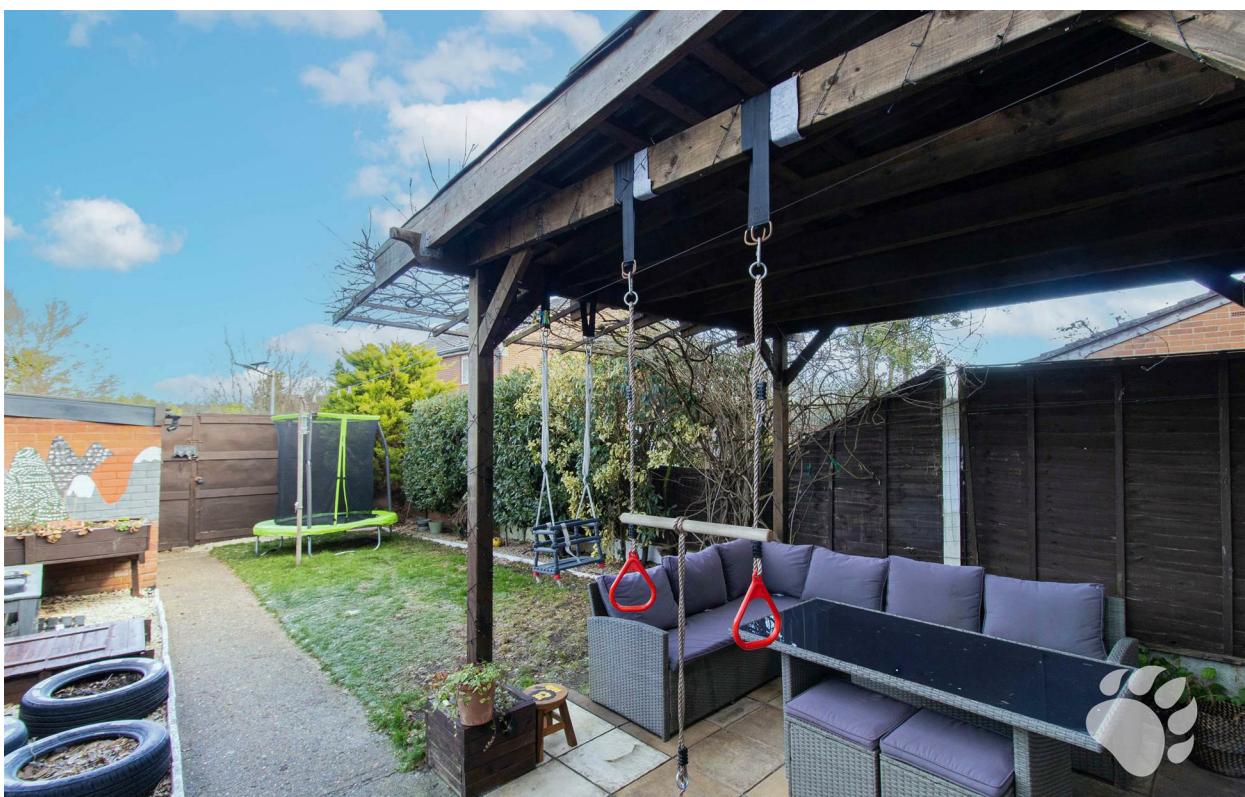
## **Parking Infront Of Garage**

## **Wealth Of Communal Parking**

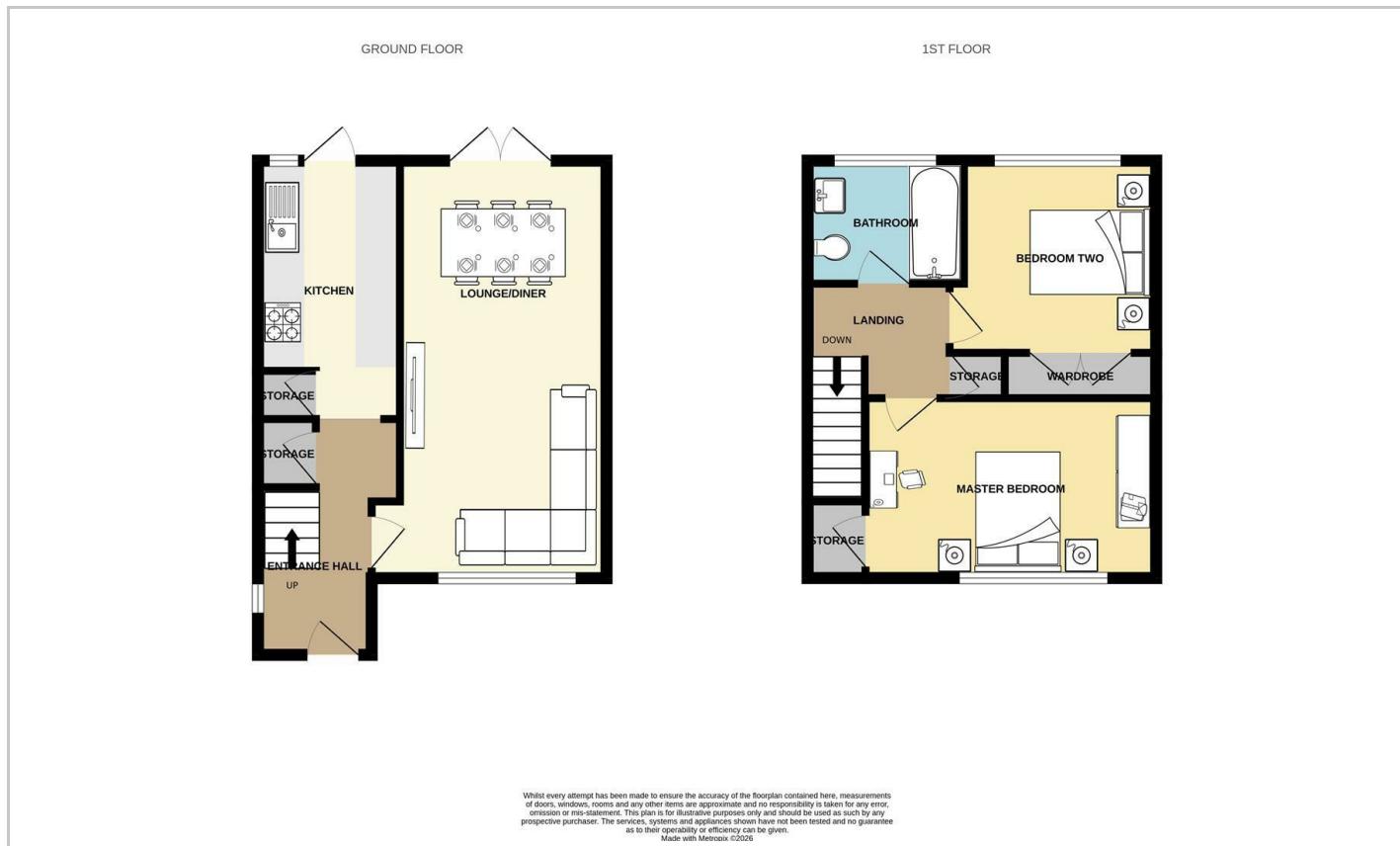
## **Central To Both Pitsea & Basildon Town Centre's**

## **Walking Distance To Local Shops**

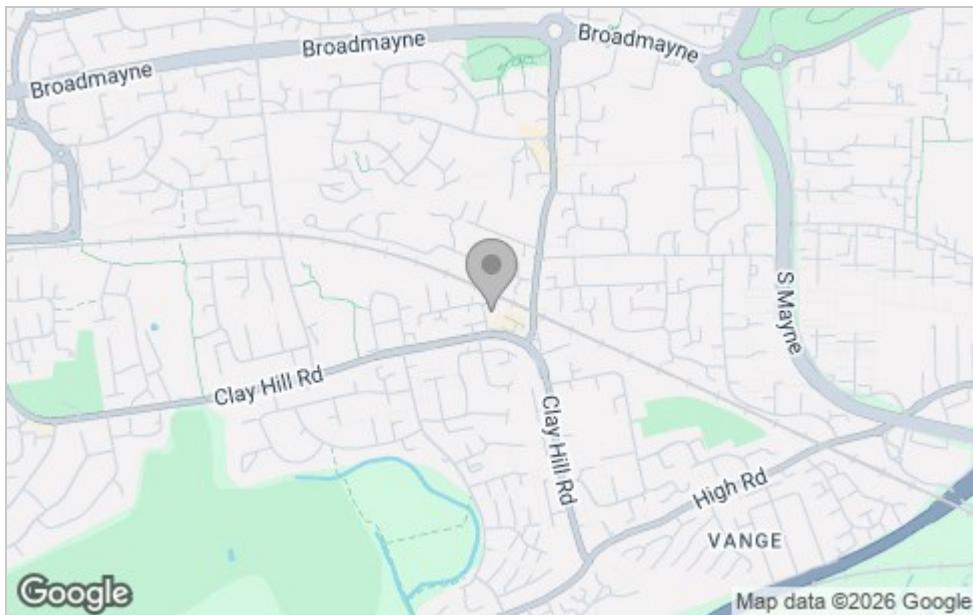
## **Beautifully Presented**



## Floor Plan



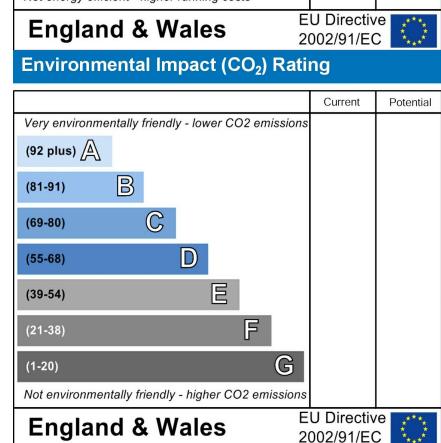
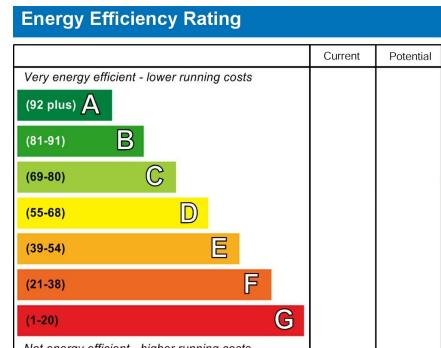
## Area Map



## 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



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