



Bear Estate Agents are delighted to bring to the market this well-presented three-bedroom mid-terraced home, constructed in 2012 and ideally positioned within Basildon, offering a perfect blend of modern living and convenience. The property is within close proximity to local shops, well-regarded schools, and popular bus routes. Basildon Town Centre and Basildon Railway Station are approximately 0.6 miles away, providing direct links into London Fenchurch Street via the C2C rail service. For those commuting by car, the A13 and A127 are both easily accessible, offering excellent connectivity into London and beyond. The home is also conveniently located near a local park, with Basildon Sporting Village just 0.7 miles away, providing a wide range of leisure facilities.

- 0.6 Miles to Town Centre and Railway Station
- Easy Access to A13 and A127
- Basildon Sporting Village 0.7 Miles Away
- Lounge (16'2 x 9'5)
- Kitchen / Diner (12'0 x 16'6)
- Master Bedroom (10'7 x 9'7) with En Suite and Fitted Wardrobes
- Bedroom Two with Fitted Wardrobes (13'0 x 9'8)
- Bedroom Three (9'4 x 6'7)
- West Facing Rear Garden with Rear Access
- Driveway Parking to Front for One Car and Allocated Parking Space to Rear

## Blake Avenue

Basildon

**£375,000**

Offers Over



# Blake Avenue



Internally, the home begins with a welcoming entrance hall which houses the staircase, a convenient downstairs W/C, and a useful under-stair storage cupboard.

The lounge measures 16'2 x 9'5 and forms the heart of the home, offering a comfortable and well-proportioned living space, ideal for both relaxing and entertaining.

To the rear, the kitchen/diner measures an impressive 12'0 x 16'6 and provides an abundance of cupboard and worktop space, making it perfect for those who enjoy cooking for family and friends. The room is further enhanced by patio doors leading directly out to the garden, creating a seamless indoor-outdoor flow.

Moving upstairs, the landing provides access to all rooms and benefits from an airing cupboard.

The master bedroom measures 10'7 x 9'7 and is complete with fitted wardrobes, offering excellent built-in storage. This room is further enhanced by a modern en-suite shower room, comprising a shower, toilet, and wash hand basin.

Bedroom Two is another well-proportioned double room, measuring 13'0 x 9'8 at its maximum dimensions, and also benefits from fitted wardrobes, maximising usable floor space. Bedroom Three measures 9'4 x 6'7 and is ideal as a child's bedroom, guest room, or home office.

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

Externally, the property benefits from a west-facing rear garden with rear access, ideal for enjoying afternoon and evening sun. To the front, there is driveway parking for one vehicle, with an additional allocated parking space to the rear, as well as permit on-street parking available.

This modern three-bedroom home offers well-balanced accommodation, excellent storage, and a convenient location close to key amenities and transport links, making it an ideal purchase for first-time buyers, families, or investors alike.

**Council Tax Band: D (£2147.31)**  
**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 Mid Terraced Home Built in 2012**

### **0.6 Miles to Town Centre and Railway Station**

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

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

### **Park Nearby**

### **Basildon Sporting Village 0.7 Miles Away**

### **Lounge (16'2 x 9'5)**

### **Kitchen / Diner (12'0 x 16'6)**

### **Master Bedroom (10'7 x 9'7)**

### **En Suite and Fitted Wardrobes to Master Bedroom**

### **Bedroom Two with Fitted Wardrobes (13'0 x 9'8)**

### **Bedroom Three (9'4 x 6'7)**

### **Three Piece Family Bathroom**

### **Ground Floor W/C**

### **West Facing Rear Garden with Rear Access**

### **Driveway Parking to Front for One Car**

### **Allocated Parking Space to Rear**

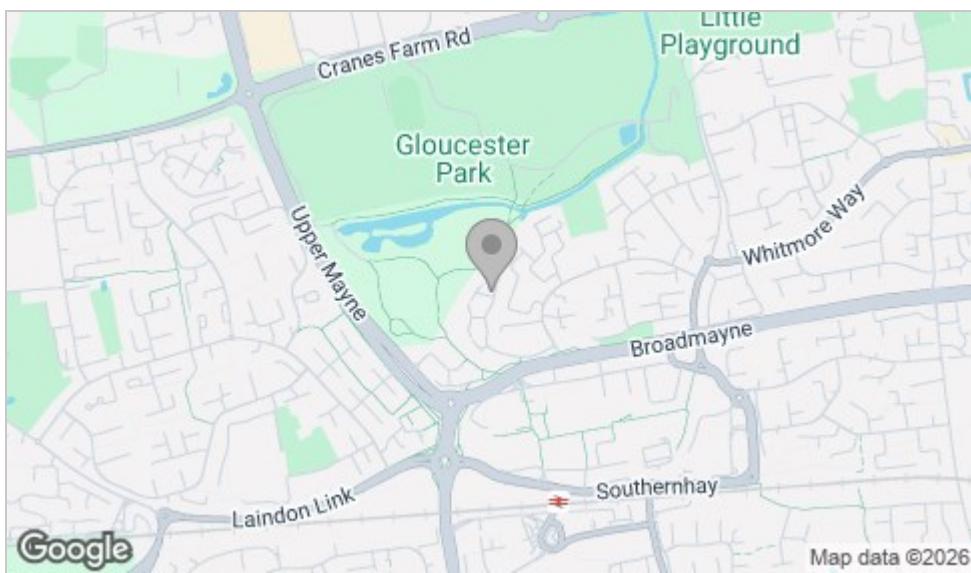
### **Permit On Street Parking Available**



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

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## 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	