



NO ONWARD CHAIN! GUIDE PRICE £315,000 - £325,000. Bear Estate Agents are thrilled to bring to the market this highly spacious THREE bedroom terraced house! Broomfields is a quaint road which is located within walking distance of local shops, local schools, bus routes and the popular Pitsea Market! Pitsea Railway Station is also 1 mile away from the property, which provides access to London Fenchurch Street whilst the A127 and A13 are within a 5 minute drive.

- NO ONWARD CHAIN!
- Kitchen (11'1 x 14'6)
- Lounge (12'7 x 17'7)
- Bedroom 1 (15'8 x 8'3)
- Bedroom 3 (12'3 max x 7'11)
- Ground Floor WC
- Utility Area (11'1 x 5'5)
- Conservatory (12'7 x 17'7)
- Bedroom 2 (12'10 x 9'2)
- South Facing Rear Garden

## Broomfields

Basildon

**£315,000**

Guide Price



# Broomfields



This home has been much improved by the current owner with a slight change in layout to the original build. The property begins with an entrance porch which opens up into an entrance hall style area. This adjoins a ground floor WC and then opens up into what has been turned into a large kitchen. There is ample cupboard and surface space in the kitchen and there is an adjoining utility area (previously the main kitchen) which offers even more space! To the rear of the home is a large lounge which measures 12'7 x 17'7 and this has been cleverly extended on with a delightful conservatory, measuring 9'4 x 15'5. To complete this ground floor layout are a big storage cupboard and a further cupboard under the stairs.

Upstairs is equally impressive with three large bedrooms. Bedroom 1 measures 15'8 x 8'3, bedroom 2 measures 12'10 x 9'2 and bedroom 3 measures 12'3 max x 7'11! There is also a three-piece bathroom suite and a roomy airing cupboard.

The garden is SOUTH FACING and a good size but currently taken up by a large storage shed which can be taken away for a buyer. There is also plenty of communal parking bays outside the front of this home, making this a perfect property for a first time buyer or a family!

These homes traditionally sell very fast so call us today to book a viewing before it's too late!

Council Tax Band: C (£1908.72)

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**Entrance Porch**

**Ground Floor WC**

**Kitchen (11'1 x 14'6)**

**Utility Area (11'1 x 5'5)**

**Lounge (12'7 x 17'7)**

**Conservatory (12'7 x 17'7)**

**Bedroom 1 (15'8 x 8'3)**

**Bedroom 2 (12'10 x 9'2)**

**Bedroom 3 (12'3 max x 7'11)**

**Three-Piece Bathroom**

**Ample Storage**

**South Facing Rear Garden**

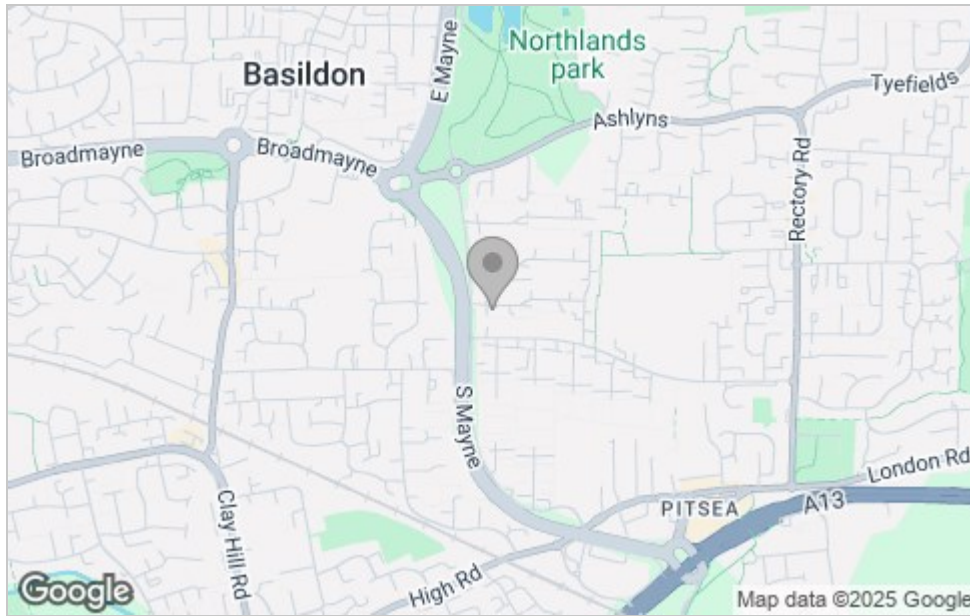
**Communal Parking to Front**



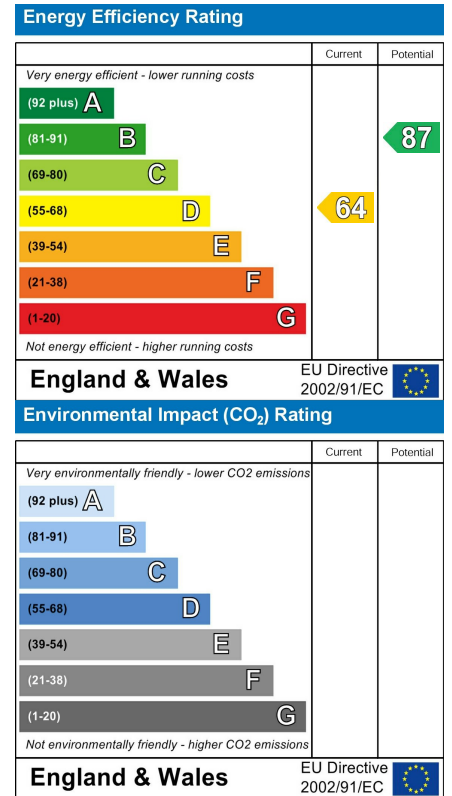
# Floor Plan



# 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.

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