



ONWARD CHAIN COMPLETE! Bear Estate Agents are thrilled to bring to the market this highly spacious TWO bedroom terraced house is a highly convenient location. Collingwood Road is a quaint street located in the heart of Basildon, within walking distance of local shops, local schools and popular bus routes. Basildon Railway Station is just over 1 mile from the home, providing easy access to London Fenchurch Street on the C2C rail line. There are also fantastic road links with the A127 and A13 being a short drive in each direction, crucial for those who commute by car.

- ONWARD CHAIN COMPLETE!
- Kitchen (12'0 x 16'6) max
- Bedroom 1 (13'7 x 9'4)
- Three-Piece Family Bathroom
- South Facing Rear Garden
- Lounge/Diner (13'6 x 16'9) max
- Conservatory (13'0 x 19'5) max
- Bedroom 2 (10'4 x 10'1)
- Ample Storage across both floors
- Driveway for Multiple Vehicles

**Collingwood Road**  
**Basildon**  
**£325,000**



# Collingwood Road



The internal layout of this home begins with an entrance hall which host the stairs and leads through to the large open-plan living area. The living area is a great size, the lounge portion measures 13'6 x 9'4 but the room in total measures 16'9 wide! The kitchen is also an amazing size, measuring 12'0 x 16'6 at maximum dimensions. The room also boasts an abundance of cupboard and surface space as well as room for appliances. The property has been extended on with a large conservatory which measures 13'0 x 19'5 at maximum dimensions, massively adding to the dynamic downstairs.

Upstairs is equally impressive with TWO double bedrooms and a family bathroom. Bedroom 1 measures 13'7 x 9'4 and benefits from a built-in wardrobe over the stairs. Bedroom 2 measures 10'4 x 10'1 and also benefits from a built-in wardrobe. The family bathroom is a three-piece suite which comprises of shower over bath, toilet and sink.

The garden is a great size and SOUTH FACING, seeing the sun throughout the day. There is also a driveway to the front enough for 2/3 cars side by side, completing this fantastic home!

We have no doubt that this home will sell very quickly, so call us today to book a viewing!

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.

## **ONWARD CHAIN COMPLETE!**

### **Entrance Hall**

### **Lounge/Diner (13'6 x 16'9) max**

### **Kitchen (12'0 x 16'6) max**

### **Conservatory (13'0 x 19'5) max**

### **Bedroom 1 (13'7 x 9'4)**

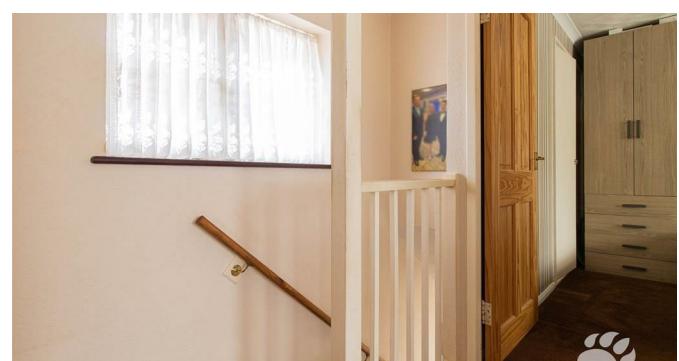
### **Bedroom 2 (10'4 x 10'1)**

### **Three-Piece Family Bathroom**

### **Ample Storage across both floors**

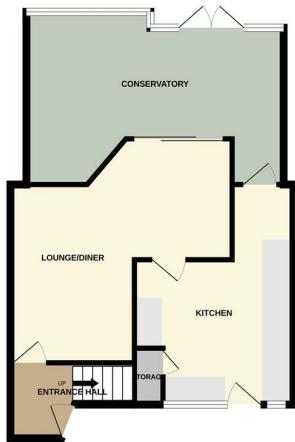
### **South Facing Rear Garden**

### **Driveway for Multiple Vehicles**



# Floor Plan

GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



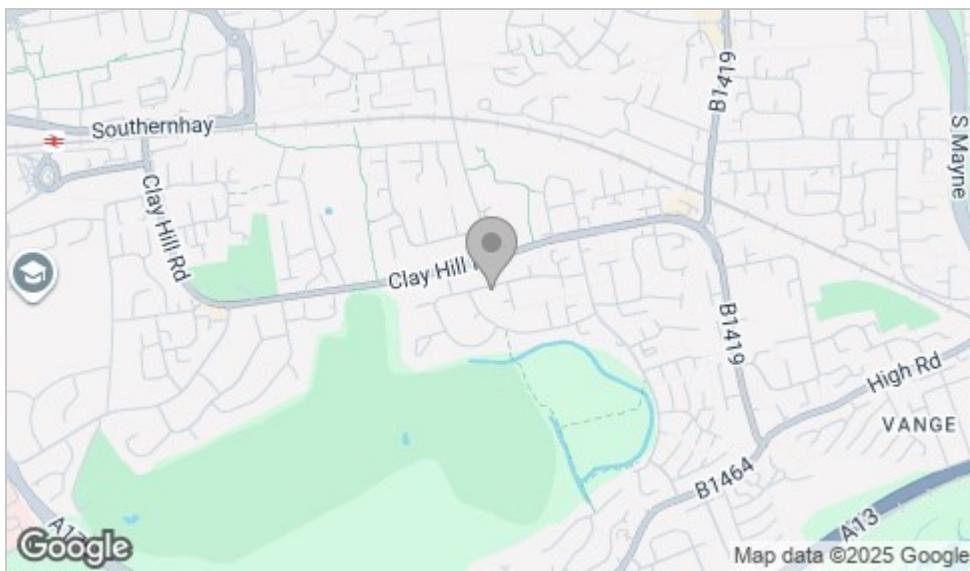
1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other features are approximate. The vendor, agent and their employees accept no responsibility for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The measurements have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metron 2020.



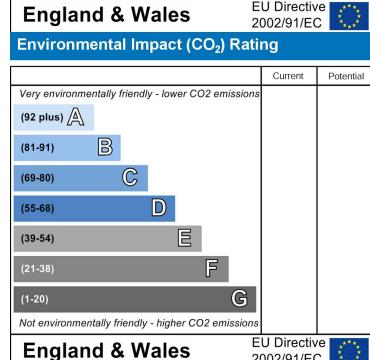
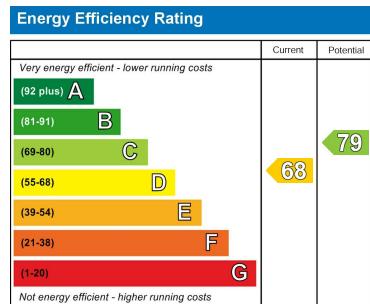
## Area Map



## 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



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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