



Guide price £265,000 - £285,000 Bear Estate Agents are thrilled to bring to the market, with NO ONWARD CHAIN, this deceptively spacious two-bedroom terraced bungalow which profits from being within walking distance of local shops and amenities. The property further benefits from a pleasant and low maintenance rear garden.

- Welcoming Entrance Hall
- Lounge/Diner 14'10 x 11'7 & Conservatory 11'8 x 8'11
- Family Bathroom Suite 7'8 x 5'6
- Low Maintenance & Pleasant Rear Garden
- Walking Distance To Local Shops & Amenities
- Kitchen 11'8 x 11'7
- Master Bedroom 12'8 x 11'2 Plus Bedroom Two 11'2 x 10'7
- Study/Utility 7'6 x 6'
- Wealth Of Communal Parking For Residents & Visitors
- No Onward Chain

Crown Avenue

Basildon

£265,000

Price Guide



Crown Avenue



Internally the new owner will be greeted by the welcoming entrance hall which allows access to all of the remaining living accommodation.

The kitchen measures 11'8 x 11'7 and offers a wealth of both worktop space and storage space.

The lounge come diner measures a further 14'10 x 11'7 and offers the perfect environment in which to both entertain and relax. Off of the living area is the bright and airy conservatory, an additional 11'8 x 8'22.

Both bedrooms are sizeable with the master measuring 12'8 x 11'2 and bedroom two measuring 11'2 x 10'7.

There is an additional room, this measures 7'6 x 6' and could be utilised to suit the new owners needs, a home office would be a great use of space or a utility room.

Completing the living accommodation is the family bathroom suite which measures a further 7'8 x 5'6.

Externally there is a low maintenance and pleasant rear garden.

Additionally there is an abundance of communal parking for visitors and residents alike.

Situated within walking distance of local shops and amenities and within close proximity of the town centre and rail links direct into London the location offers something for all ages.

Being sold with NO ONWARD CHAIN, internal viewings come strongly recommended.

Leasehold - 95 Years Remaining.
Service & Maintenance, (Inc Building Ins) £108.25

PCM.
Ground Rent £10 PA.
Council Tax Band B.
Amount £1,670.13.

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.

Welcoming Entrance Hall

Kitchen

11'8 x 11'7

Living Room

14'10 x 11'7

Conservatory

11'8 x 8'11

Master Bedroom

12'8 x 11'2

Bedroom Two

11'2 x 10'7

Home Office/Utility

7'6 x 6'

Bathroom

7'8 x 5'6

Pleasant & Low Maintenance Rear Garden

Wealth Of Communal Parking

Walking Distance To Local Shops & Amenities

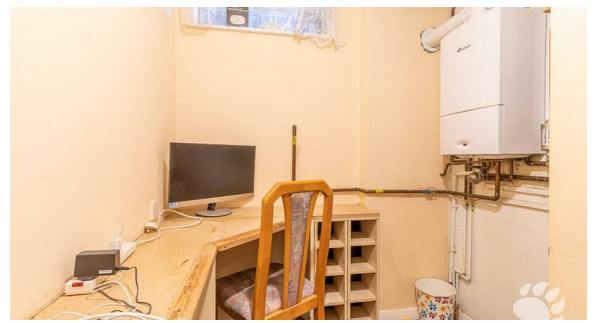
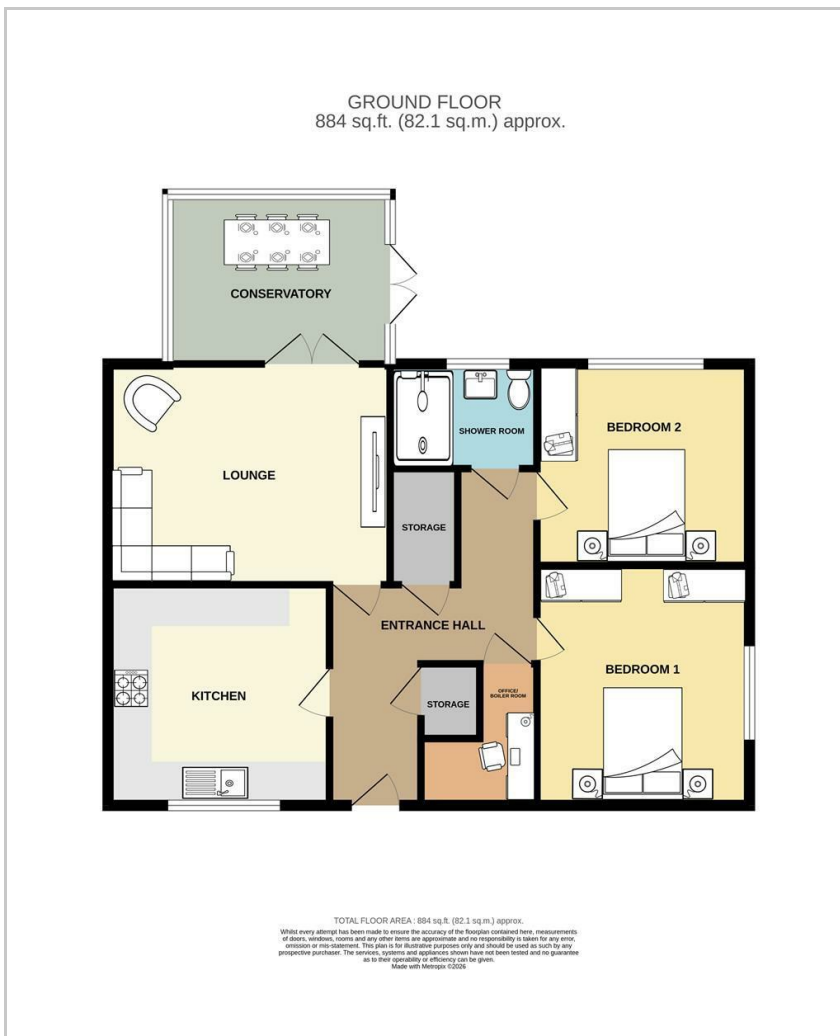
Close Proximity To Town Centre & Station

Great Access To A13 & A127

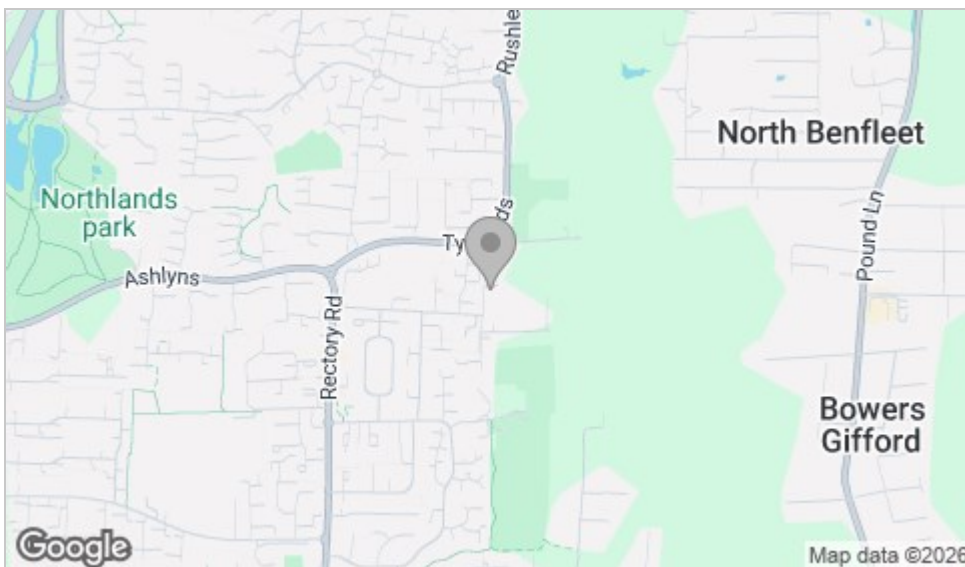
No Onward Chain



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 firm's 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		70	84
(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		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	