



Henton Kirkman
-# Residential #-

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Polsteads, Basildon

Price £220,000

This 2 Double Bedroom, End Terrace House has a spacious modern interior of 786sq ft (73sq m) and a 30ft Rear Garden.

Conveniently situated within the A13 only a two minutes` drive away and Pitsea Railway Station (London Fenchurch Street in just 39 minutes) just over a mile away, this property would represent an ideal investment or first purchase.

Locals shops (including mini-supermarkets providing the daily essentials) are within easy walks in both directions and the local schools (eg Vange & Cherry Tree Primary`s) have `Good` OFSTED Reports. A stone`s throw from the house is a bus stop which will provide public access to the Station, Pitsea and main Basildon Town Centre.

With upvc double glazed windows and doors, there is also Gas Central Heating via radiators and both the Kitchen and Bathroom have been refitted - very nicely too. Plus, both bedrooms have built-in wardrobes.



The accommodation:

Upvc Entrance Door through to:

HALL - With a smooth plastered finish to the ceiling (as found throughout) and inset downlighting (found throughout the ground floor). The cupboard under the stairs provides great storage.

LOUNGE - 17ft 5" x 9ft 7" (5.3m x 2.92) - Well-lit by the 8ft wide rear window and with light walls & warm wood laminate flooring giving a fresh and homely feel. This flooring extending to the hall and Kitchen/Diner.

KITCHEN/DINER - 23ft 7ft 5" (7.01m x 2.26m) - With the kitchen units up the front end, leaves plenty of room for a large table and chairs in the dining area which overlooks the garden through a set of sliding patio doors.

The attractive Gloss White kitchen units are complimented by 'Oakblock' worktops and incorporate a built-in Gas Hob with matching Oven below and stainless steel Chimney style Extractor Hood above.





1st FLOOR LANDING - A 2ft wide window throws plenty of light on the stairs which rise from the hall.

BEDROOM ONE - 15ft 3" x 9ft 6" (4.64m x 2.89m) - A nice size rear double bedroom with twin (his and hers) full height built-in cupboards.

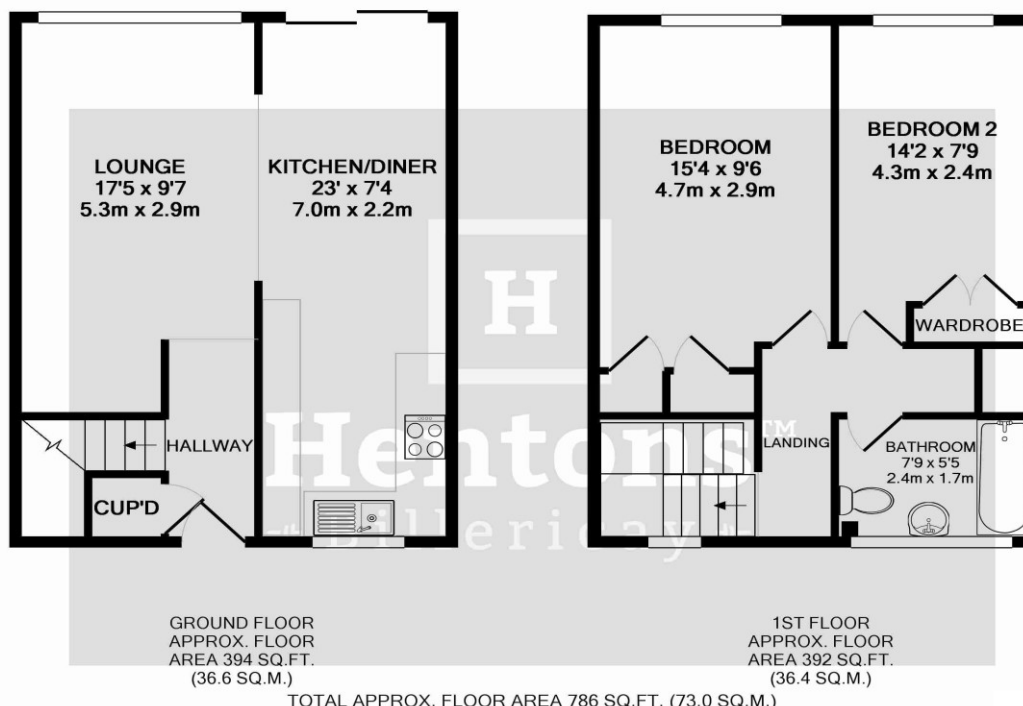
BEDROOM TWO - 12ft 5" x 7ft 9" (3.78m x 2.36m) - This rear bedroom also has a built-in double wardrobe.

REFITTED BATHROOM - 7ft 9" x 5ft 5" (3.78m x 1.65m) - Refitted with a modern white suite incorporating mixer tap with shower attachment in the bath. A white towel radiator and slate effect flooring provide the finishing look.

EXTERIOR - Set back a few feet from the path gives a little front garden.

The Rear Garden is mainly lawn with hard standing at the end for a shed.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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