



### **85 Great Knightleys, Laindon, Basildon, SS15 5AN**

3 bedroom terraced house within a stones throw from the local school , close to Basildon town centre and train station .  
Completely rewired throughout and new combi boiler fitted in 2016, Potential to create a driveway subject to council consent.

NO ONWARD CHAIN

**Offers in Excess of £248,000 Freehold**





Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- NO CHAIN
- 3 Bedrooms
- Close to local shops
- Close to Town Centre
- Close to Basildon train station

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**Entrance Hallway**  
Understairs cupboard, radiator.

**Lounge / Dining Room** 23`9" x 12`2" max (7.26m x 3.72m max)  
Double glazed windows to both the front and rear of the property with vertical blinds fitted, stone fireplace surround with electric fire, carpet flooring, radiator.

**Kitchen** 10`4" x 8`4" (3.17m x 2.55m)  
With a range of base and wall units and space for appliances, radiator, double glazed window and door leading out to the rear.

**Landing**  
With storage cupboard housing the combi boiler.

**Bedroom One** 12`2" x 10`1" (3.73m x 3.07m)  
Double glazed window to the front with blind fitted, in-built wardrobe, carpet flooring, radiator.

**Bedroom Two** 11`3" x 9`11" (3.44m x 3.04m)  
Double glazed window to the rear with blind fitted, carpet flooring, radiator.

**Bedroom Three** 8`1" x 7`10" (2.48m x 2.4m)  
Double glazed window to the front with blind fitted, in-built wardrobe, carpet flooring, radiator.

**Bathroom** 8` x 5`6" (2.46m x 1.68m)  
White bathroom suite with WC, wash hand basin and bath with electric shower over and shower screen. Opaque double glazed window to the rear, radiator, lino flooring.

**Outside**  
To the rear of the property is an enclosed yard with borders and two brick built storage sheds, also a rear access gate.

EPC rating C  
Council Tax band C

