



Quirks



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**74 Lower Street, Noak Bridge, Basildon, SS15 4BB**

**Guide Price £380,000**

- THREE DOUBLE BEDROOMS
- FITTED KITCHEN / BREAKFAST ROOM
- DOWNSTAIRS W/C
- NEARBY NATURE RESERVE
- LARGE PRIVATE GARDEN
- LARGE DUAL ASPECT RECEPTION ROOM
- UTILITIE ROOM
- GATED PRIVATE PARKING
- CLOSE TO NOAK BRIDGE SCHOOL
- NO CHAIN ABOVE

Available for the first time in over 40 years is this spacious three double bedroom family home, situated on the popular Noak Bridge area, close proximately to Noak Bridge school, convenience shops and nearby Nature Reserve. Leading from the entrance hallway, the property offers a large dual aspect reception room with bay window to the front and large windows to the rear, allowing plenty of natural light in, as well as a feature fireplace. Also from the hallway leads through to the kitchen / breakfast room with integrated oven, electric hob and spaces for dishwasher and washing machine. The utility room has further room for appliances and has a desk space should you need a quite space to work from home. In addition there is a ground floor W.C. The first floor houses three large bedrooms, storage cupboards and bathroom. The loft is partially boarded. Additionally the rear garden is well kept with part laid to lawn grass and part patio. There is also a private, gated driveway for one car. The property is great for a family or couple looking to put there own mark on this great home.



Council Tax Band:



**Kitchen / Breakfast Room**

8'6" x 15'8"

**Living Room**

11'5" x 22'6"

**Bedroom One**

9'8" x 10'5"

**Bedroom Two**

12'2" x 9'8"

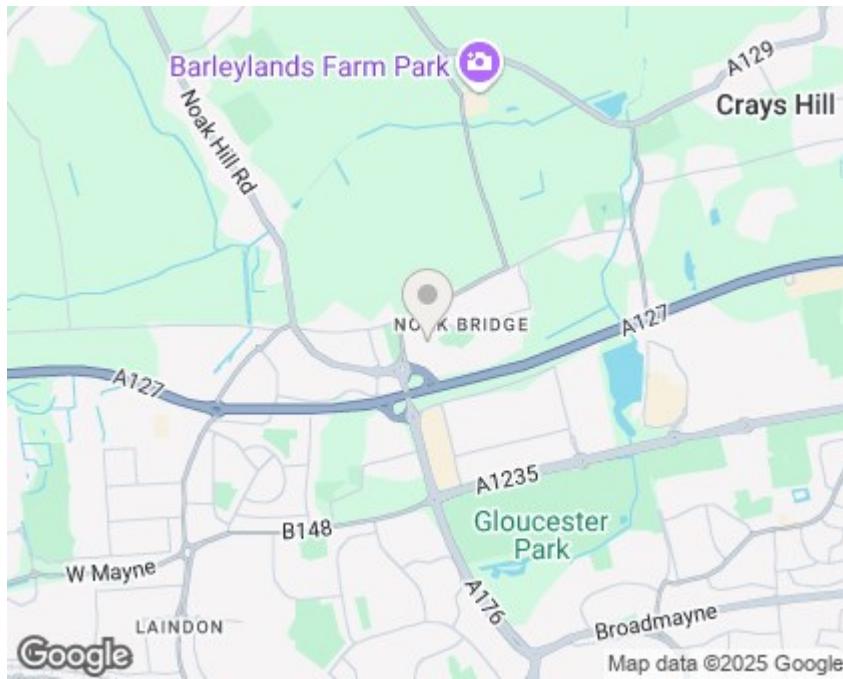
**Bedroom Three**

10'5" x 11'5"

**Bathroom**

6'9" x 6'8"



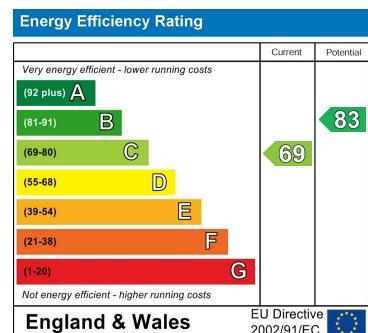


## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

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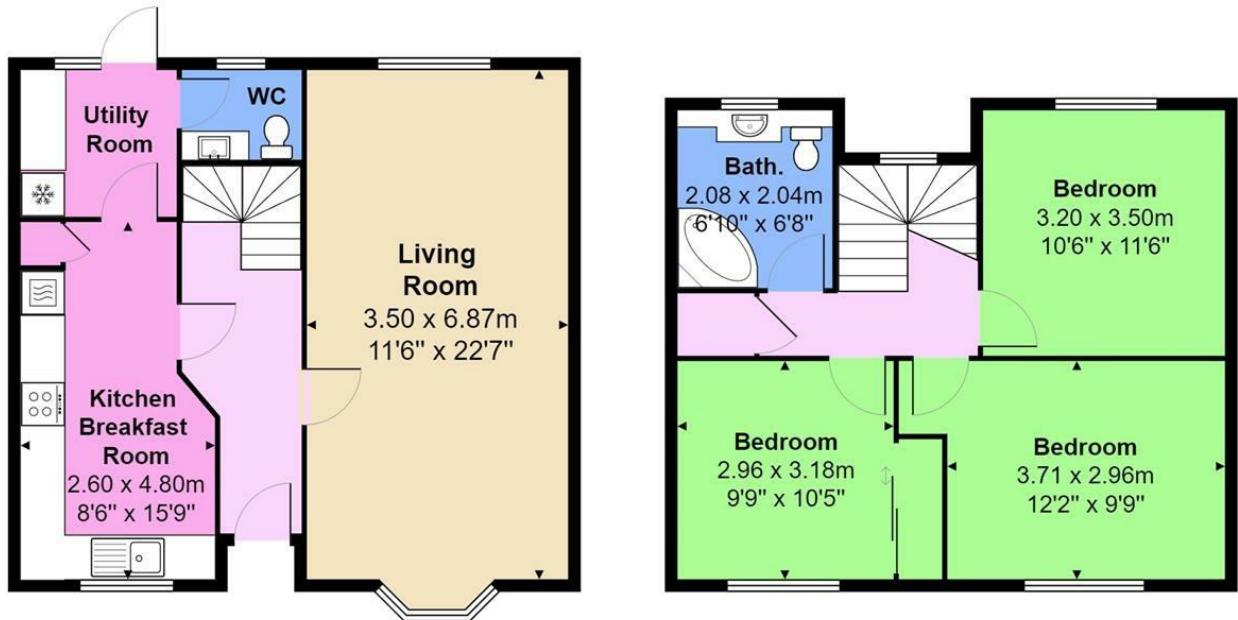
### Ground Floor

Area: 50.0 m<sup>2</sup> ... 538 ft<sup>2</sup>



### 1st Floor

Area: 44.8 m<sup>2</sup> ... 483 ft<sup>2</sup>



Total Area: 94.8 m<sup>2</sup> ... 1021 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes and so only be used as such.



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