



## Parsonage Lane, Laindon, Basildon

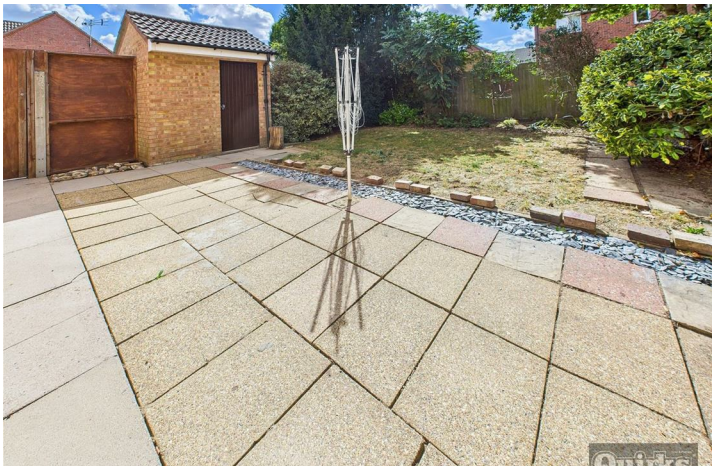
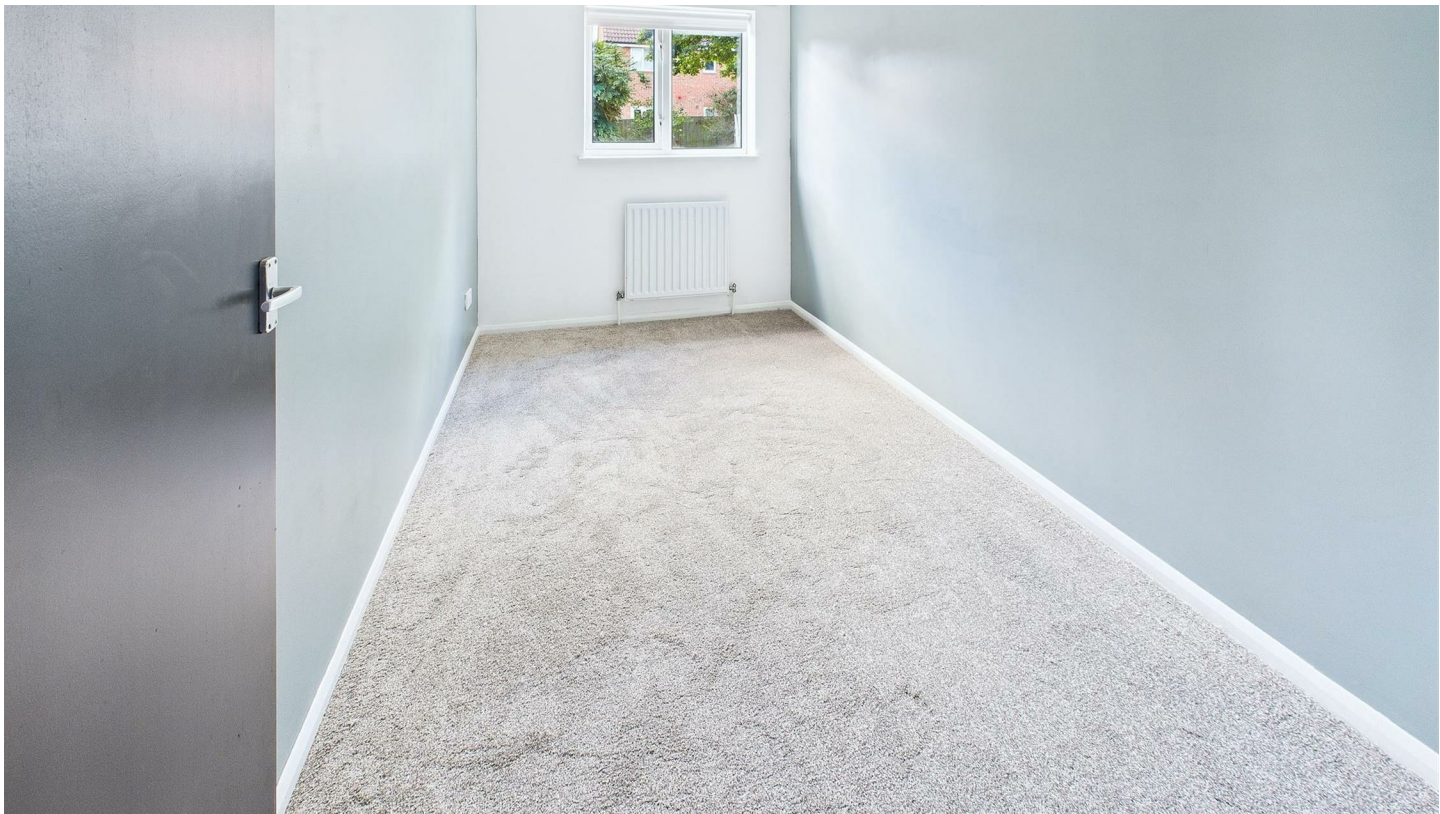
£230,000

- TWO BEDROOM
- OWN PRIVATE GARDEN
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- EPC - TBC
- GROUND FLOOR
- OFF ROAD PARKING
- DOUBLE GLAZED
- MODERN SHOWEROOM
- COUCIL TAX BASILDON - B

The property also benefits from GAS CENTRAL HEATING, DOUBLE GLAZING and NO ONWARD CHAIN. We would urge interested applicants to view at their convenience.



Council Tax Band: B



#### ENTRANCE HALL

Newly fitted part double glazed street door to hall, LVT flooring, radiator, access to storage, doors to accommodation

#### KITCHEN

Double glazed window, wall mounted gas boiler, range of units to both ground and eye level, inset sink unit with mixer tap, space and plumbing for appliances

#### LOUNGE

Double glazed French doors to garden, LVT floor covering

#### BEDROOM ONE

Double glazed window, radiator

#### BEDROOM TWO

Double glazed window, radiator

#### SHOWEROOM

Double glazed window, heated towel rail, modern suite comprising low flush wc, wash hand basin inset to vanity unit, walk in shower, LVT floor covering

#### REAR GARDEN

Patio, lawn, fenced, shed, side gate to front

#### PARKING SPACE

1 x off road parking space with large store cupboard in front

#### LEASE INFORMATION

LEASE 105 YEARS LEFT  
(125 YEARS FROM 2000)

GROUND RENT £10 PER ANNUM

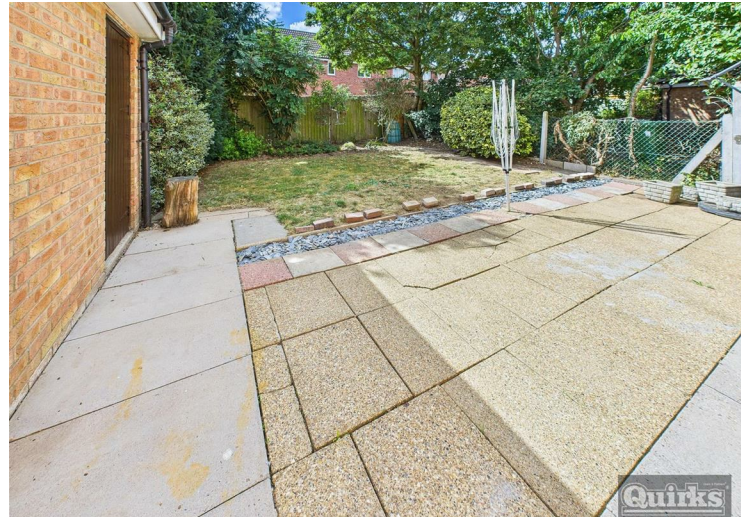
SERVICE CHARGE £304

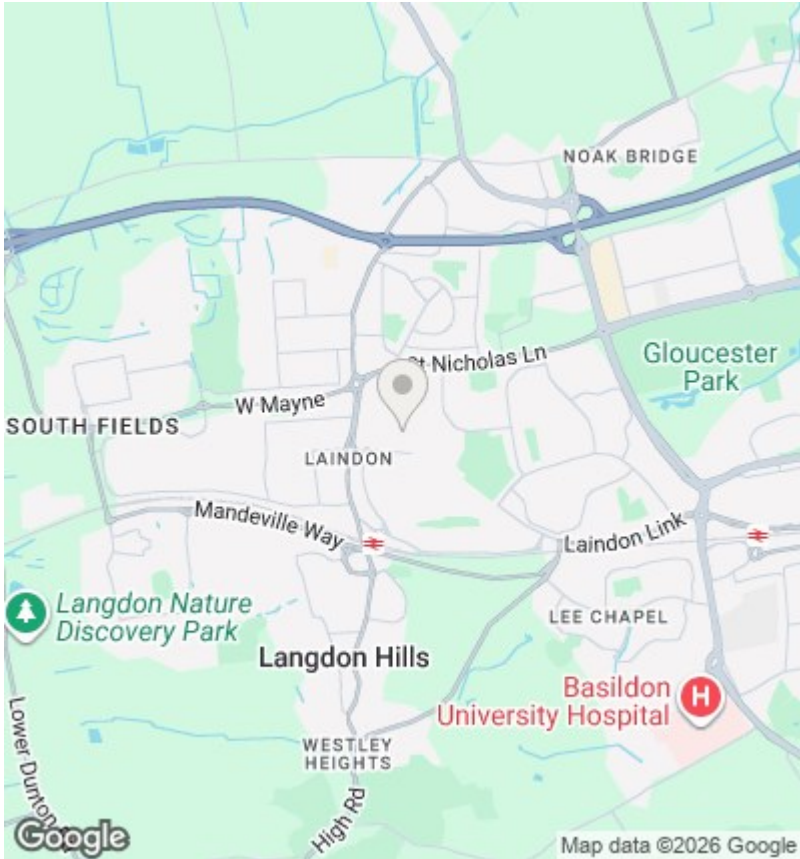
SANCTUARY HOUSING

MANAGE THE BUILDING

#### DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent as we are not qualified to do so. We have relied on information supplied by the seller to prepare these details. Interested applicants are advised to make their own enquiries about the functionality.





EPC Rating:  
C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 69                      | 75        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

