



58 Cavendish Way, Laindon, Basildon, SS15 4ET

Guide Price £325,000

- GARAGE & OFF ROAD PARKING
- END OF CUL-DE-SAC LOCATION
- IDEAL FIRST TIME PURCHASE
- DOUBLE GLAZED CONSERVATORY
- KITCHEN WITH APPLIANCES
- NO ONWARD CHAIN
- NEARBY SHOPS
- FRESHLY DECORATED THROUGHOUT
- ENTRANCE PORCH
- SHOWER ROOM

Offered for sale with NO ONWARD CHAIN, is this recently decorated two bedroom terraced house, with garage and off road parking, double glazed conservatory and low maintenance rear garden, ideally suited for first time buyers and downsizers alike. This property is located in the popular Noak Mead area, within walking distance of shops, schools and the Noak Bridge Nature Reserve. The accommodation includes an entrance porch, leading to the living room, with built-in understairs storage, kitchen with integrated oven, gas hob, fridge & freezer, freestanding washing machine to remain. There is a spacious double glazed conservatory with gas central heating, creating a good sized dining area if required, with French doors leading onto the sandstone paved patio area. To the first floor are two sizeable bedrooms and a fully tiled shower room, with double width shower cubicle, low level W.C and pedestal wash hand basin. The rear garden has a storage shed / Summerhouse which will remain, there is also a garage located nearby at the end of the terrace and parking in front for 1/2 vehicles.



Council Tax Band: C



ENTRANCE PORCH

LIVING ROOM
17'5 x 14'6 max

KITCHEN
7'10 x 6'9

DOUBLE GLAZED CONSERVATORY
15'10 x 9'6

FIRST FLOOR LANDING

BEDROOM ONE
10'7 x 9'11

BEDROOM TWO
10'7 x 7'3

SHOWER ROOM

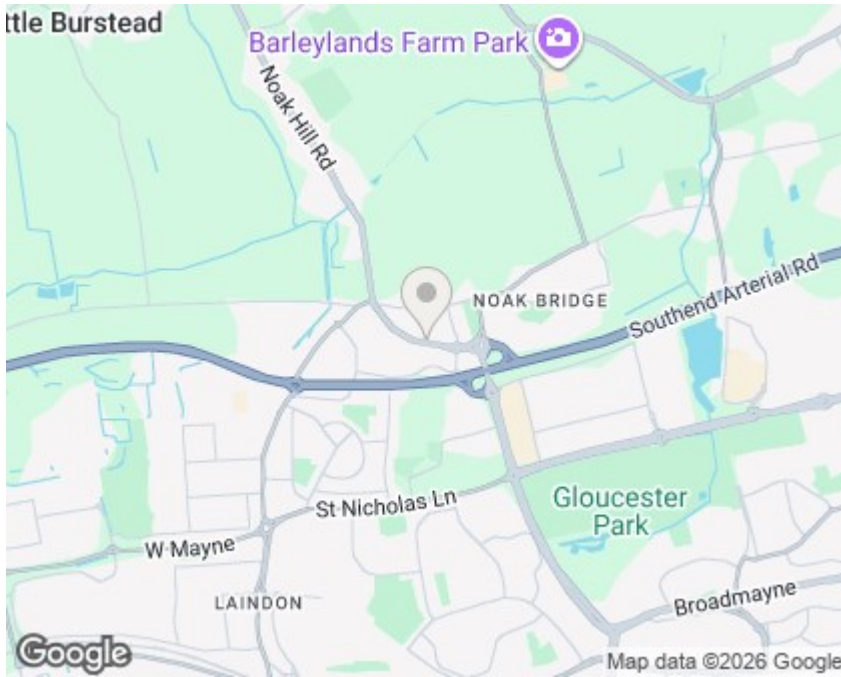
6'10 x 6'8

LOW MAINTENANCE REAR GARDEN

GARAGE

OFF ROAD PARKING





Viewings

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

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

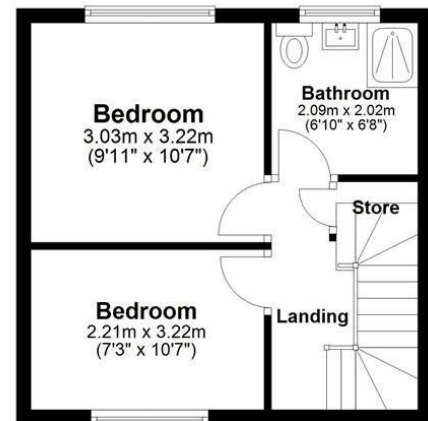
Ground Floor

Approx. 44.1 sq. metres (475.2 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.3 sq. feet)



Total area: approx. 72.7 sq. metres (782.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Cavendish Way