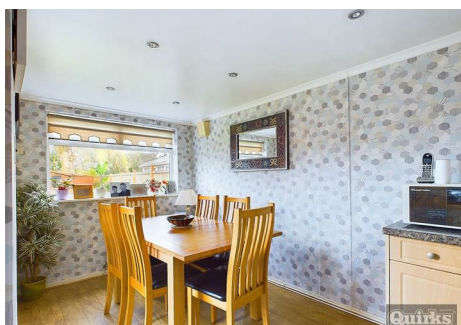




Ravensdale, Basildon

£450,000

- THREE/FOUR BEDROOMS
- DINING ROOM EXTENSION
- GAS CENTRAL HEATING - NEW BOILER 2022
- GREAT LOCATION
- COUNCIL TAX - BASILDON - D
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- DOUBLE GLAZED
- KINGSWOOD - BIRDS ESTATE
- EPC - C

A unique opportunity to acquire a 3/4 BEDROOM SEMI detached house that has not been on the market for over 50 YEARS which is an excellent reference for not only the property but also the area. Located in KINGSWOOD on the BIRDS ESTATE close to BASILDON GOLF COURSE, TOWN CENTRE, HOSPITAL and MAINLINE RAILWAY STATION.

Having been EXTENDED and having a GARAGE CONVERSION the property is larger than a lot of it's competitors and we would therefore urge interested applicants to view so as to AVOID DISAPPOINTMENT



Council Tax Band: D



PORCH

Part double glazed street door, with double glazed windows alongside, ceramic tiling to floor, further door to

LOUNGE

21'3 x 18'7 max

Double glazed window to front, double glazed sliding patio door to rear garden, base of stairs to first floor with cupboard below, gas fire inset to decorative surround, door to ground floor bedroom four (formerly the garage)

KITCHEN

7'6 x 7'3

Double glazed window overlooking rear garden, ceramic tiled floor and walls, extensive range of units to both ground and eye level, complimentary worksurfaces with inset sink unit with mixer tap, fitted oven and hob with cooker hood over

DINING ROOM

16'11 x 7'3

Double glazed window to rear and double glazed patio door to garden, wood effect laminated floor covering, smooth ceiling with inset downlighters

GROUND FLOOR BEDROOM FOUR

13'8 x 7'8

Double glazed window to flank, wood effect laminate floor covering, radiator, fitted wardrobes to one wall

FIRST FLOOR LANDING

Access accommodation and loft

BEDROOM ONE

12 x 9

Double glazed window to front aspect, fitted wardrobes to

one wall, built in storage cupboard (formerly airing cupboard), radiator

BEDROOM TWO

10'4 x 8'9

Double glazed window to rear, fitted wardrobe and drawer pack, wall mounted combi boiler, radiator

BEDROOM THREE

7'6 x 7'4

Double glazed window to front, fitted overbed storage and access to cupboard, radiator

FAMILY BATHROOM

Double glazed window to rear, radiator, four piece bathroom suite comprising corner bath, separate shower cubicle, low flush wc and pedestal wash hand basin

REAR GARDEN

Side pedestrian access, fenced to all boundaries, out side tap and light, raised decked area, remainder mostly laid to lawn with mature flower and shrub borders

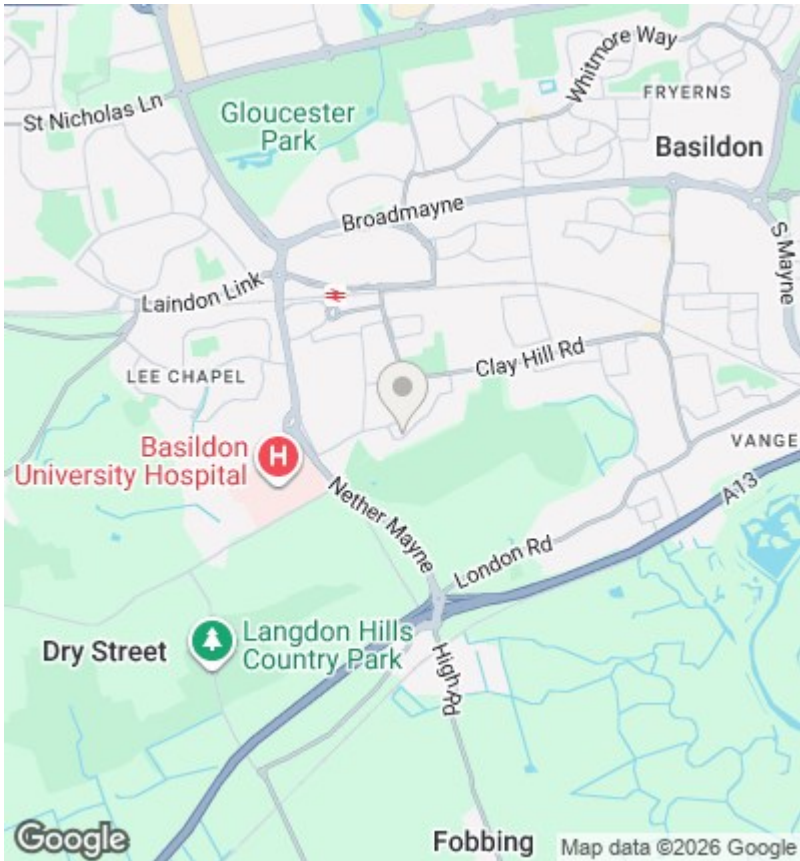
FRONT GARDEN

Concrete area used as off road parking, with further lawn area that could be utilised as additional parking if required

DISCLAIMER

PLEASE NOTE - any appliances, fixtures, fittings or heating systems have not been tested by the agent and we have relied on information supplied by the seller to prepare these details.. Interested applicants are advised to make there 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		84
(55-68) D	69	
(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. 65.4 sq. metres (703.7 sq. feet)



First Floor
Approx. 37.0 sq. metres (397.8 sq. feet)

