

RESIDENTIAL SALES
LETTINGS & PROPERTY
MANAGEMENT

COWLING

& PAYNE



Gernons, Basildon
Guide Price £325,000

**** GUIDE PRICE £325,000 - £350,000 **** Offered to the market chain free, this well presented three-bedroom mid-terrace property is ideally located within a popular and well established residential area of Lee Chaple South, making it a perfect opportunity for first-time buyers, families, or investors alike.

The property benefits from a spacious and practical layout throughout. Upon entering, you are welcomed into a bright and inviting hallway leading to a generously sized living room, ideal for relaxing or entertaining guests. To the rear, a well proportioned kitchen/dining area provides ample storage and workspace, with direct access to the garden perfect for everyday living.

Upstairs, the property offers three good-sized bedrooms, including two doubles and a single room, all served by a 3 Piece family bathroom.

Externally, the home boasts a private rear garden. To the front, there is access via pathway.

Situated in a desirable location, the property is within easy reach of local schools, including the highly sought-after Lee Chapel Primary School, as well as shops and amenities. There are also excellent transport links including Basildon town centre and mainline station, providing direct routes into London.



- ENTRANCE HALL
- LOUNGE/DINER
- KITCHEN/DINER
- FIRST FLOOR LANDING
- BEDROOM ONE
- BEDROOM TWO
- BEDROOM THREE
- GARDEN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		72
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Disclaimer

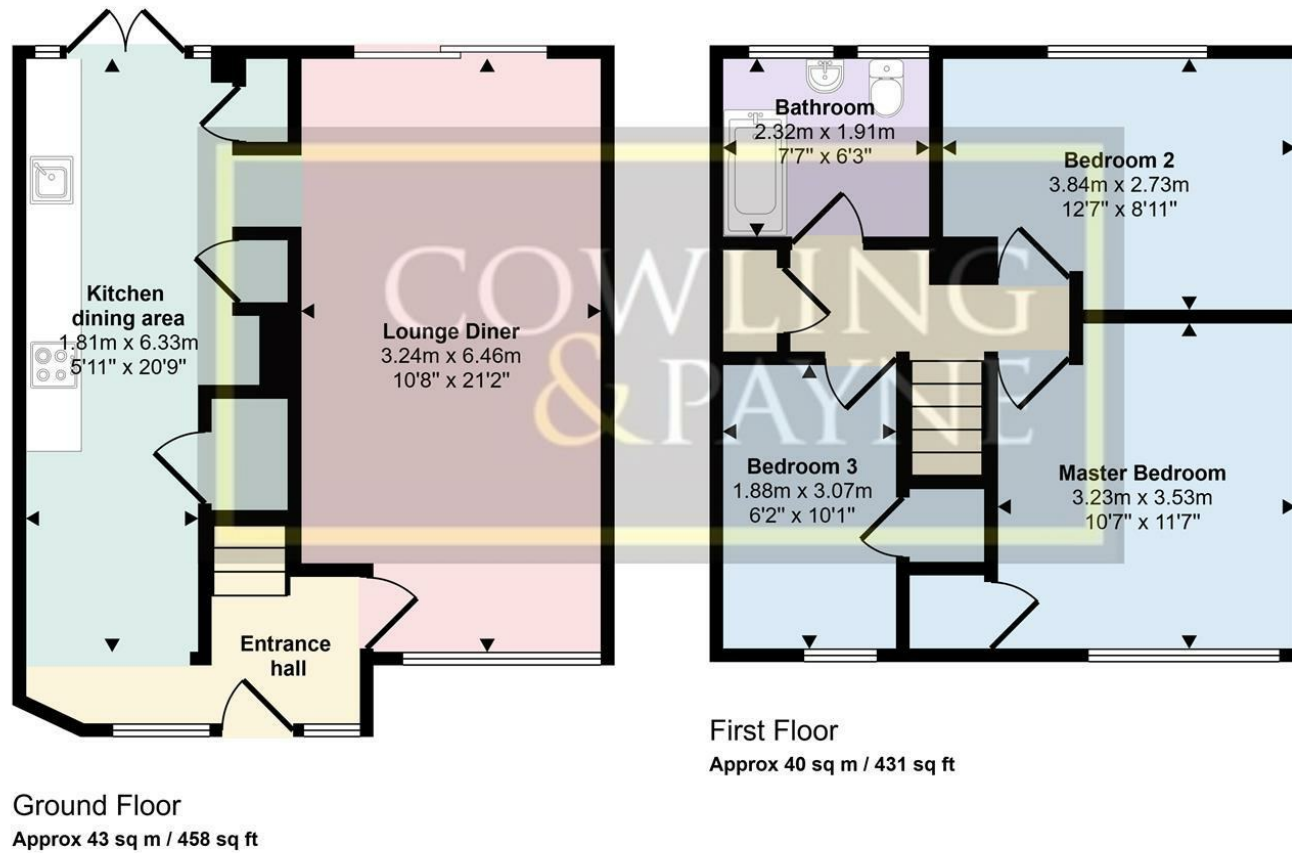
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Cowling & Payne makes no representations of any kind with respect to the statements contained in the particulars which should not be

relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Money Laundering Regulations

Once your offer has been accepted and you proceed with the purchase, a non-refundable administration fee of £50 (including VAT) per person will be required to complete our Anti-Money Laundering identity verification process. Once completed, along with other necessary documentation requested the property will be advertised as STC.

Approx Gross Internal Area
83 sq m / 889 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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