



£350,000\* fees apply  
Osborne Road, Basildon, SS16 4AR

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AN IMMACULATELY PRESENTED FOUR BEDROOM CHALET BUNGALOW WITH 120FT (APPROX) REAR GARDEN. PARKING TO THE FRONT AND DOUBLE PARKING TO THE REAR. OTHER FINE FEATURES INCLUDE AN OUTSIDE OFFICE SPACE FULLY EQUIPPED, TWO BATHROOMS, MODERN FITTED KITCHEN. A LOG CABIN AND OUTBUILDINGS.

## Agency information

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
5. Referral Fees - Please note a referral fee of up to £240.00 including VAT per transaction could be received from any referred solicitor upon completion.
- 5.1 - Griffin could earn up to 5% of total removal costs if client proceeds to instruct the services of Trunk Logistics LTD ( Our Official Removal Partner).

## Continued...

- 5: Griffin has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Griffin has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

