



*12 Landermere*



# 12 Landermere Basildon SS14 2DL

£285,000



Richard Poyntz & Company have pleasure in offering for sale this superb size two bedroom mid-terraced house, situated in a prime location in Basildon, and being a short distance to the town center with its array of local shops. Ghyllgro Primary School and De La Salle Secondary School are within reach as well as Basildon Hospital, the A13, and A127 (A Roads) and also Basildon Train Station which is on the c2c rail line giving direct access to London Fenchurch street . The property is offered with NO ONWARD CHAIN and has spacious living accommodations throughout including a porch, and hallway which gives access to the lounge, off the lounge is a fitted kitchen with wooden units at base and eye-level, and completing the ground floor accommodation is a dining room. To the first floor and off the landing are two superb size double bedrooms together with a three-piece family bathroom. Externally there is a reasonable size rear garden which is mainly laid to lawn, and to the front of the property is a lawned front garden, we also feel this has the potential as some of the neighboring properties have had a drop curb to provide off-street parking if required. The property benefits from UPVC double-glazed windows and doors throughout, and gas-fired central heating. Viewing comes highly recommended to appreciate the size of the accommodation on offer.



## Porch

Obscured UPVC double glazed entrance door to the front giving access to the porch. Flat plastered ceiling, obscured UPVC double glazed windows to two sides, wood door with obscure glazed insets giving access to the hallway.

## Hall

Textured ceiling, radiator, wallpaper decor, stairs to the first floor accommodation, obscured glazed door giving access to the lounge

## Lounge

12'11x12'10 (3.94mx3.91m)

A good size lounge, textured ceiling, UPVC double glazed window to the front, plus glazed internal windows onto the dining area. Feature fire surround with tiling, we understand the fire has been capped off and no longer works. Store cupboard, wallpaper to walls, sliding obscured glazed doors giving access to the kitchen.

## Kitchen

8'8x8'2 (2.64mx2.49m)

Textured ceiling, half obscured UPVC double glazed door giving access to the garden plus UPVC double

glazed window to the rear, cupboard housing Worcester Combination Boiler, radiator, part tiling to the walls, wood units at base and eye-level with work surface over incorporating stainless steel drainer sink with chrome taps, plumbing for washing machine, vinyl floor covering, opening to the dining room.

### **Dining Room**

8'8x7'7 (2.64mx2.31m)

Textured ceiling, UPVC double glazed window to the rear, radiator, wallpaper decor.

### **First Floor Landing**

Textured ceiling, access to the loft, doors off to the accommodation. Carpet.

### **Bedroom One**

13'1x10'10 (3.99mx3.30m)

Superb size double bedroom, textured ceiling, UPVC double glazed window to the front, radiator, wallpaper decor, large store cupboard, good size airing cupboard, carpet.

### **Bedroom Two**

10'11x9'10 (3.33mx3.00m)

Another good size double bedroom, textured ceiling, UPVC double glazed window to the rear, radiator, wallpaper decor, built-in wardrobe, carpet.

### **Bathroom**

Textured ceiling, obscured UPVC double glazed window to the rear, radiator, part wallpaper decor, and part tiled to the walls, vinyl floor covering. A three piece suite comprising of panel bath with chrome mixer taps, with shower attachment, pedestal wash hand basin with chrome taps, low-level w/c.

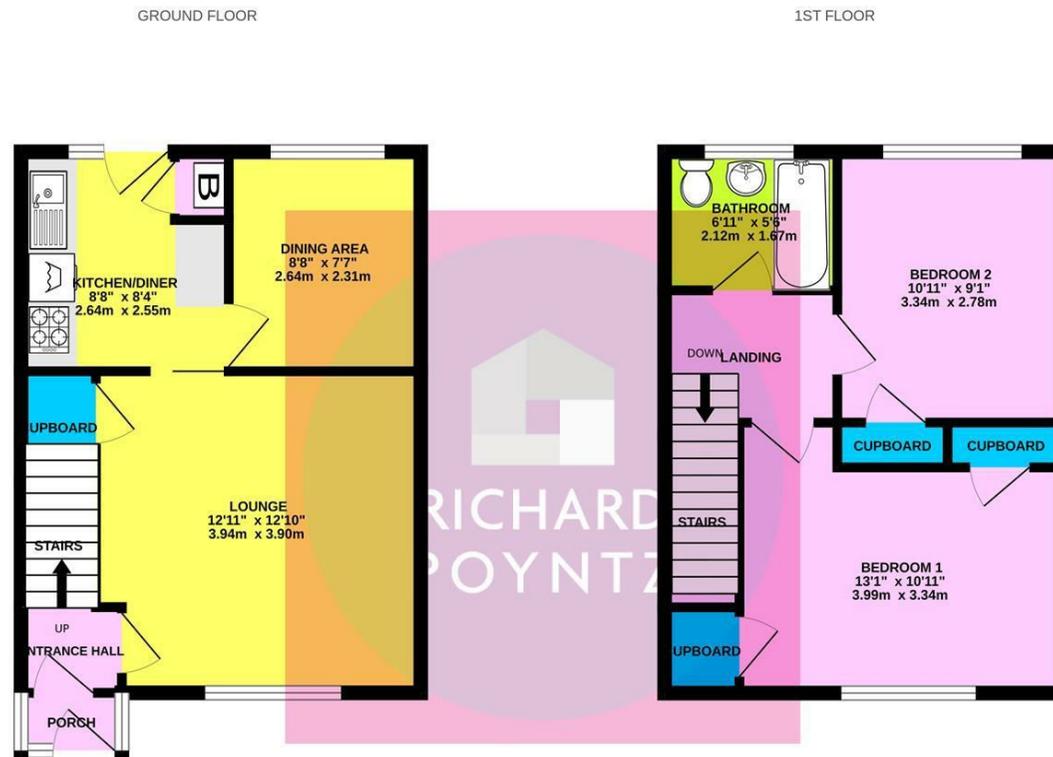
### **Front Garden**

Pathway leading to the entrance door with lawn area on either side.

### **Rear Garden**

Paved area with hard standing pathway and lawn, bedded area for plants/shrubs etc, and further paved area to the rear of the property, two brick-built sheds one of which has power. Fencing to the boundaries, gate giving access to the rear, outside tap.





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