



Thistle Close, Basildon

£320,000 Freehold

Ali & Co are thrilled to offer this charming two bedroom end terraced home, ideally located within the popular area of NOAK BRIDGE.

Close to schools | Conservatory | Double Bedrooms | Double Glazing | Easy Reach To Station | Popular Location |

01375 806786

hello@aliandcoproperty.co.uk

Ali&Co
PROPERTY SERVICES

FANTASTIC 2 BEDROOM HOME

Ali & Co are thrilled to offer this charming two bedroom end terraced home, ideally located within the popular area of Noak Bridge.

LOCATION:

This property is ideally situated approximately 1.5 miles from Laindon Station, providing easy access to frequent rail services to London Fenchurch Street and Southend Central, making commuting to London convenient. The A127 and A13 roads are also within close reach, offering straightforward routes to London and connecting to the M25 motorway.

For families, the property is a short walk from Noak Bridge Primary School, while local shops and amenities are nearby, ensuring daily conveniences are easily accessible.

ACCOMMODATION:

Entering the property you are welcomed by a spacious entrance hallway that leads to a separate modern fitted kitchen. The ground floor also features a separate lounge and a conservatory, creating ample space for both family living and entertaining.

Upstairs, you will find two generously sized bedrooms and a fantastic, newly fitted family bathroom, offering both comfort and style.

EXTERNALLY:

The property boasts a beautifully landscaped garden, providing a tranquil outdoor space to enjoy. There is gated side access for added convenience, allowing easy entry to the rear of the property. Additionally, the property benefits from a driveway to the side for two vehicles, offering off-road parking.

This stunning family home is ready for you to move in. Call our office today to arrange a viewing!

Council Tax Band: C

Tenure: Freehold

Parking options: Off Street

Garden details: Rear Garden

Bedroom 1

w: 3.53m x l: 3.11m (w: 11' 7" x l: 10' 2")

Bedroom 2

w: 3.11m x l: 3m (w: 10' 2" x l: 9' 10")

Lounge

w: 3.54m x l: 5.13m (w: 11' 7" x l: 16' 10")

Conservatory

w: 2.92m x l: 2.87m (w: 9' 7" x l: 9' 5")







First Floor
Approx. 29.5 sq. metres (317.7 sq. feet)

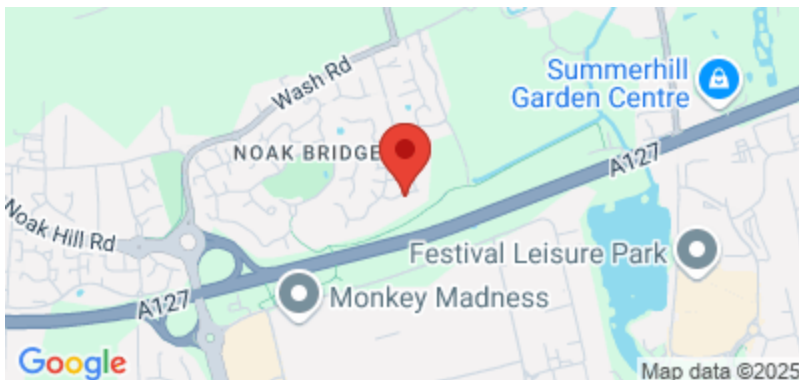


Total area: approx. 67.9 sq. metres (730.5 sq. feet)

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.

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Plan produced using PlanUp

Thistle Close



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	68	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.