



## Gladwyns, Basildon

**£260,000** Freehold

**SOLD**

Presented to the market by Ali & Co Property Services is this well presented two bedroom mid terrace family home, situated in the highly sought after Lee Chapel area of BASILDON.

Highly sought after Lee Chapel location | Two bedroom mid terrace home | Conservatory with garden access | Beautiful mature rear garden | Close to schools, amenities & transport links |

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**Ali&Co**  
PROPERTY SERVICES



## TWO BEDROOM FAMILY HOME

**LOCATION** :Perfectly positioned within easy reach of local amenities, schools, and excellent transport links, including Basildon Station just 1.0 mile away, offering convenient access to London.

**ACCOMODATION**: Offering generous living space, this property is perfect for first time buyers and families alike. Inside, you will find a bright and welcoming lounge/dining area, a conservatory providing extra space, leads on to a beautiful mature garden , upstairs their is two well proportioned double bedrooms.

**EXTERNALLY**: This two bedroom family home offers an outbuilding for extra storage, off street parking for convenience, and a mature garden.

This property is perfect for those seeking a well located home a beautiful private garden. Book your viewing today with Ali & Co Property Services!

Council Tax Band: B

Tenure: Freehold

Garden details: Rear Garden

### Bedroom 1

w: 3.75m x l: 3.3m (w: 12' 4" x l: 10' 10")

### Bedroom 2

w: 3.04m x l: 2.99m (w: 10' x l: 9' 10")

### Conservatory

w: 4.64m x l: 2.1m (w: 15' 3" x l: 6' 11")

### Living room

w: 5m x l: 3.3m (w: 16' 5" x l: 10' 10")

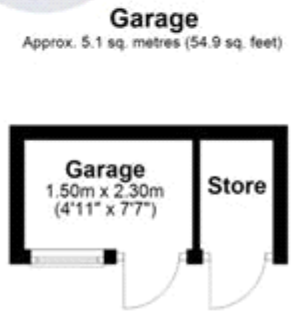
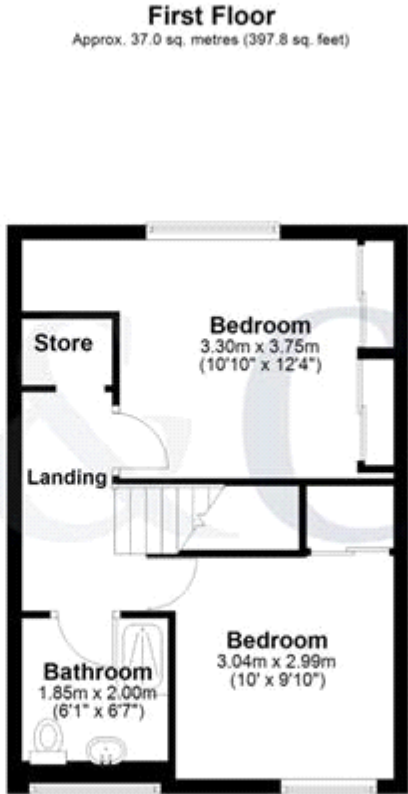
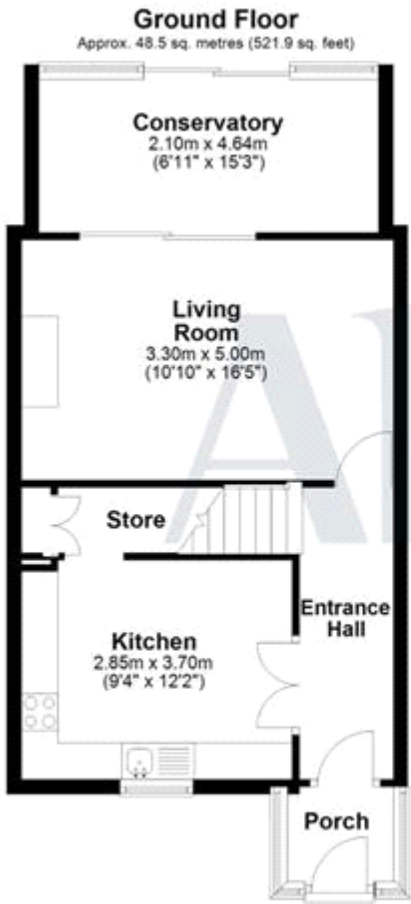
### Kitchen

w: 3.7m x l: 2.85m (w: 12' 2" x l: 9' 4")









Total area: approx. 90.5 sq. metres (974.5 sq. feet)  
**Gladwyns Basildon**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	60	77
F (21-38)		
G (1-20)		
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/fitings 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.