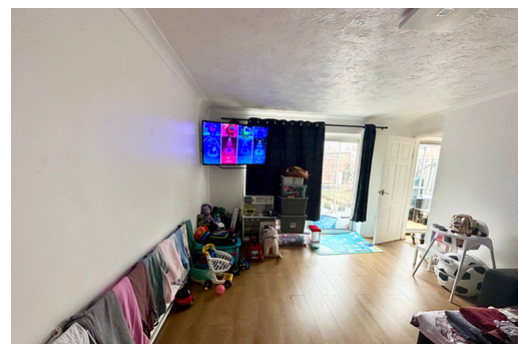




## Clickett End Basildon SS14 1NG

- Three Bedrooms
- Double Glazed
- Gas Central Heating
- Fitted Kitchen 21'3 x 7'4
- Family Bathroom
- Lounge 15'9 x 11'10
- Approx 40' Rear Garden
- No Onward Chain



**\*Offered with no onward chain\*** - This three bedroom terraced house offers well planned accommodation. Early viewing advised to appreciate features that include: gas central heating, double glazing, lounge 15'9 x 11'10, fitted kitchen 21'3 x 7'4, family bathroom and approx 40' rear garden.

# £330,000 Freehold

**"To view the full sales particulars,  
please visit our website:  
[www.connollysestates.co.uk](http://www.connollysestates.co.uk)"**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Hallway:

Stairs to first floor. Storage cupboard. Radiator.

### Lounge:

15' 9" x 11' 10" (4.80m x 3.61m) Double glazed patio door to rear aspect. Radiator. Wood effect laminate flooring.

### Conservatory:

Lean too conservatory.

### Kitchen:

21' 3" x 7' 4" (6.48m x 2.24m) Double glazed window to front aspect. Wall and base level units. Rolled edge work surfaces with sink and drainer unit with mixer tap. Further cupboards. Appliance space. Plumbing for washing machine or dishwasher. Tiled floor.

### Landing:

Carpeted stairs with further staircase to third floor bedroom.

### Bedroom Three:

9' 4" x 6' 8" (2.84m x 2.03m) Double glazed window to front aspect. Cupboard. Radiator. Fitted carpet.

### Bedroom One:

11' 7" x 9' 8" (3.53m x 2.95m) Double glazed window to rear aspect. Storage cupboard. Radiator. Fitted carpet.

### Bedroom Two:

10' 0" x 8' 9" (3.05m x 2.67m) Double glazed window to rear aspect. Radiator. Fitted carpet.

### Family Bathroom:

7' 9" x 5' 6" (2.36m x 1.68m) Obscured double glazed window to rear aspect. Panelled bath with mixer shower and glass shower screen. Pedestal wash hand basin with mixer tap. Towel rail. Low level Wc. Part tiled wall and tiled floor.

### Third Floor:

Restricted head room. Velux window to front and a further two Velux windows to rear. Storage area.

### Rear Garden:

Approx 40' rear garden. Part paved patio with seating area. Remainder laid to lawn with flower and shrub borders. Brick built storage cupboard.

### Front Garden:

Part paved with remainder lawned with dwarf brick wall borders.

## Council Tax:

Basildon Borough Council:

Band C - £1,908.72 per annum (Before discounts, if applicable)

## Disclaimer:

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors.

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

STPP equal to subject to planning permission.