

## Belfield, Vange, Basildon, SS16 4TX



**£270,000**

WILLIAMS & DONOVAN - situated in a popular residential location, within easy reach of local schools, shops and local and major routes is this three bedroom terraced house. This property would make an ideal FIRST TIME BUY or BUY TO LET investment and benefits from having a 14' 4" lounge; 14' 5" kitchen; three double bedrooms; 31' South backing rear garden and is offered with NO ONWARD CHAIN.

EPC rating - E. Our ref: 14106

*Directions: This property can be found off Clover Way, which is a turning off the B1464, London Road heading westbound after the former Barge PH roundabout.*



Tel: 01268 755252

[www.williamsanddonovan.com](http://www.williamsanddonovan.com)



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Accommodation comprises:

Entrance via obscure double glazed door to:

## **PORCH 5' 1" x 5' (1.55m x 1.52m)**

Double glazed window to side aspect. Laminate wood effect flooring. Door to:

## **RECEPTION HALL 11' 8" x 5' 7" (3.56m x 1.7m)**

Stairs to LOWER LEVEL. Stairs to SECOND FLOOR ACCOMMODATION. Radiator. Airing cupboard. Doors to:

## **BEDROOM THREE 11' 8" x 10' 4" (3.56m x 3.15m)**

Two double glazed windows to front aspect. Built in storage cupboard. Radiator.



## **BATHROOM 5' 10" x 5' 6" (1.78m x 1.68m)**

Two piece white suite comprising close coupled dual flush w/c, vanity mounted wash hand basin with chrome mixer tap and panelled bath. Tiled floor.

## **SEPARATE W/C**

Obscure double glazed window to front aspect. Close coupled w/c. Wall mounted gas boiler. Tiled floor.

## **LOWER LEVEL:**

## **LOUNGE 14' 4" x 10' 5" (4.37m x 3.18m)**

Double glazed window to rear aspect. Radiator. Laminate wood effect flooring.

## **KITCHEN 14' 5" x 12' (4.39m x 3.66m)**

Double glazed door to rear aspect. Double glazed window to rear aspect with blinds to remain. Range of base and eye level units. Roll edged working surfaces. Inset stainless steel sink with chrome mixer tap. Electric cooker to remain. Washing machine to remain. Fridge/freezer to remain. Radiator. Built in storage cupboard. Vinyl flooring.



## **SECOND FLOOR LANDING**

Doors to:

## **BEDROOM ONE 14' 3" reducing to 12' x 11' 8" (4.34m > 3.66m x 3.56m)**

Double glazed window to rear aspect with blinds to remain. Storage cupboard. Radiator.



## **BEDROOM TWO 14' 3" x 10' 6" (4.34m x 3.2m)**

Double glazed window to rear aspect. Built in wardrobe. Storage cupboard. Radiator.



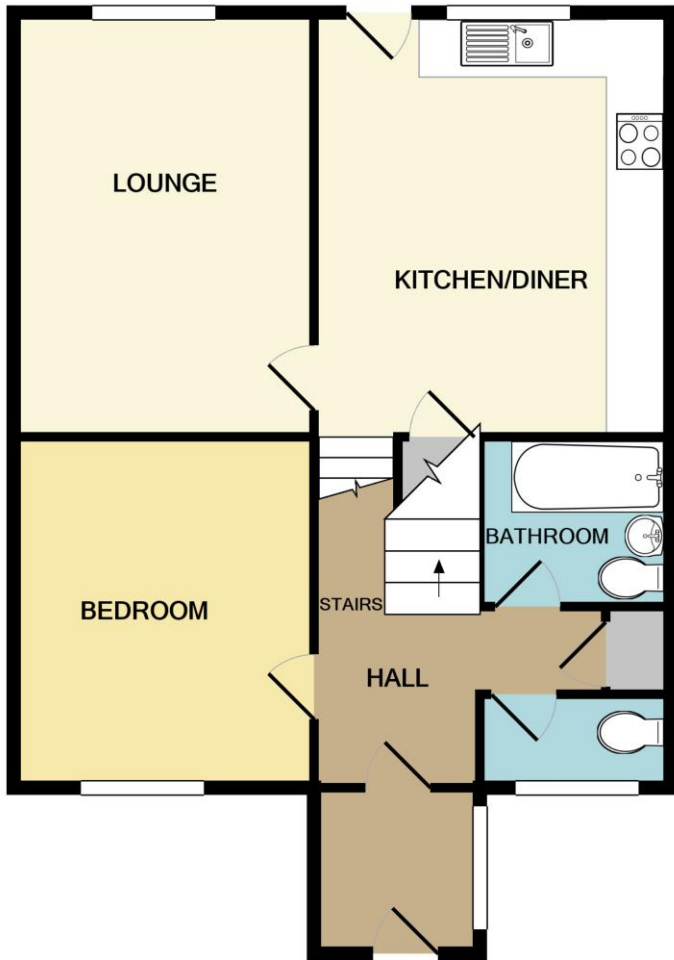
**OUTSIDE OF PROPERTY:**

To the **FRONT** of the property is a lawn area with pathway to front door.

The **REAR GARDEN** measures approx. 31' and is South backing. Commencing with patio area and pathway to rear. Lawn area. Pedestrian access gate to rear. Fencing to all boundaries.



**Agent's Note: Garages to rear not included in sale but can be rented from local authority.**



GROUND FLOOR  
APPROX. FLOOR  
AREA 636 SQ.FT.  
(59.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 346 SQ.FT.  
(32.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 982 SQ.FT. (91.2 SQ.M.)  
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**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.