



Brown & Brand



Clay Hill Road

Basildon, SS16 4NH

- Three Bedroom Mid Terraced House
- Ideal first time purchase
- Spacious Dual Aspect Lounge/diner
- Great size Kitchen/ Breakfast room

Guide Price £325,000 to £350,000





Property Description

This well-presented three-bedroom home is located in a popular residential area within the catchment for Ryedene and Bardfield Schools and close to local train stations, making it ideal for families, first-time buyers, or investors.

The ground floor includes an entrance hall, a spacious kitchen/breakfast room, and a bright dual-aspect lounge/diner, offering a comfortable space for both relaxing and entertaining.

Upstairs there are three well-proportioned bedrooms and a modern three-piece family bathroom.

Outside, the property benefits from off-road parking for two vehicles and a good-sized rear garden, perfect for outdoor dining, children's play, or gardening



ACCOMMODATION COMPRISES

Approached via double glazed front door with obscure panelling giving access to:

ENTRANCE HALLWAY

Smooth plastered ceiling, stairs rising to the first floor, storage cupboard, wall-mounted thermostat control, and door leading to:

KITCHEN/BREAKFAST ROOM

19' 51" x 10' 3" (7.09m x 3.12m) The kitchen is fitted with a modern range of base and eye-level units with laminate work surfaces over, incorporating a sink unit with mixer tap and drainer with tiled splash backs. Cupboard housing gas and electric meters and a further cupboard housing the boiler. Tiled flooring. Space for washing machine, dishwasher and a large freestanding fridge freezer. Gas cooker with four-ring gas hob and extractor fan above. Storage cupboard. Smooth plastered ceiling with spotlights. Double-glazed window to the front and double-glazed door to the rear providing access to the garden.



LOUNGE/ DINER

22' 2" x 11' 8" (6.76m x 3.56m) A dual-aspect room with double-glazed window to the front and double-glazed doors to the rear giving access to the garden. Fitted carpet, smooth plastered ceiling with coving, two ceiling fans, TV point and two radiators.

LANDING

Loft access, fitted carpet and storage cupboard.



BEDROOM ONE

13' 5" x 10' 10" (4.09m x 3.3m) Double-glazed window to the front, fitted carpet and radiator.

BEDROOM TWO

8' 7" x 13' 1" (2.62m x 3.99m) Double-glazed window to the front, fitted carpet and radiator.



BEDROOM THREE

9' 10" x 8' 3" (3m x 2.51m) Double-glazed window to the rear, fitted carpet and radiator.

BATHROOM

Three-piece suite comprising WC, vanity sink unit with mixer tap and bath with shower attachment. Tiled walls and tiled flooring. Obscure double-glazed window to the rear and radiator.



REAR GARDEN

The rear garden features a patio area immediately to the rear of the property with the remainder laid to lawn. Enclosed by privacy fencing and benefiting from an outside tap and wooden shed.





Energy performance certificate (EPC)

713 Clay Hill Road BASILDON SS16 4NH	Energy rating	Valid until:	9 March 2036
	C	Certificate number:	0380-2260-3570-2896-5931

Property type	Mid-terrace house
Total floor area	85 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

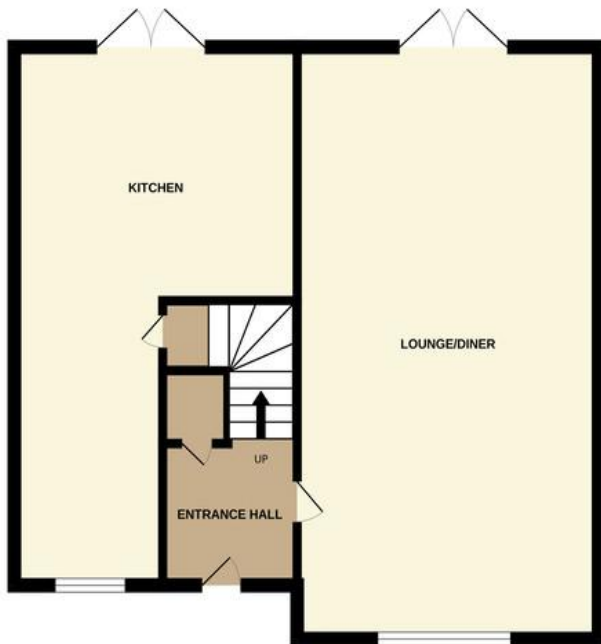
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

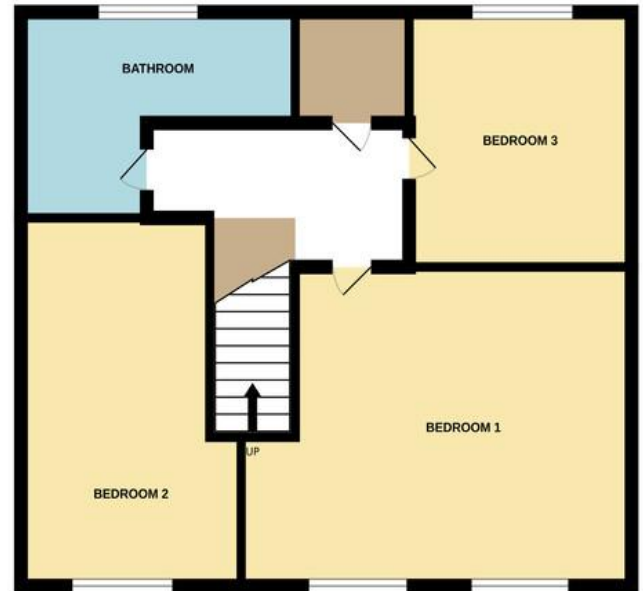
For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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