

C. JAMES & CO.

SALES AND LETTINGS AGENTS

0208 542 3232



GRIMSTON ROAD, BASILDON, SS14

- CHAIN FREE
- MODERN KITCHEN
- NEUTRAL DECOR
- 3 BEDROOMS
- PRIVATE REAR GARDEN
- GOOD STORAGE

£350,000
FREEHOLD

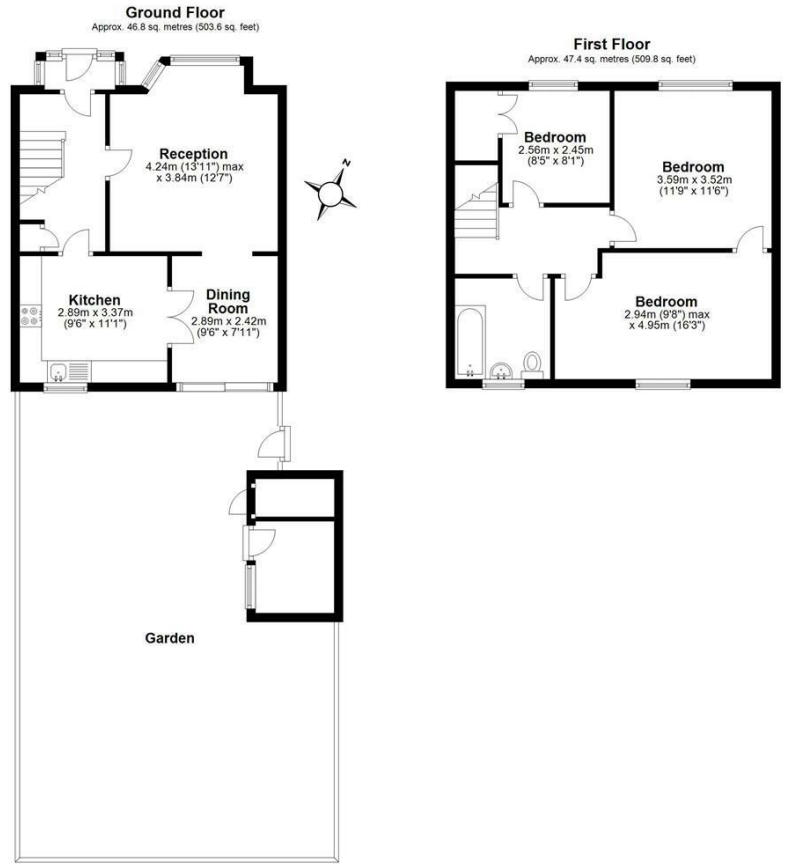
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Total area: approx. 94.1 sq. metres (1013.4 sq. feet)

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.

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

C James & Co are pleased to present this recently refurbished three bedroom terraced house ideal for a family, situated in the very popular Fryerns area of Basildon.

The property is accessed via a porch to the front, on the ground floor there is a lounge, dining room and modern fitted kitchen. The first floor has three good sized bedrooms and a bathroom. There is a private rear garden and the property also benefits from a brick built shed in the garden. The property has recently had new carpets fitted throughout and redecorated in a neutral colour scheme.

The immediate area is within reach of local schools, parks and shops. There are various bus routes leading to the town Centre.

EPC Rating – D
Council tax – Basildon Band C £1754.56 per annum
Chain Free

141 Kingston Road, London, SW19 1LJ
Tel: 0208 542 3232 - Fax: 020 8296 9066
wm-sales@cjames.co.uk - <https://www.cjames.co.uk/>

LONDON BOROUGH OF MERTON

NB: C James & Co wish it to be known that these property details do not constitute any form of warranty as to the working condition of any appliances of gas central heating