

# ParaBar Estates



## The Nave, Basildon

Asking Price £420,000

- END TERRACE
- LARGE KITCHEN DINER
- SECLUDED REAR GARDEN
- 0.7 M TO LAINDON STATION
- THREE BEDROOMS
- GROUND FLOOR WC
- CAR PORT & GARAGE
- NEW KITCHEN
- ENSUITE
- STONES THROW TO LOCAL SCHOOLS

106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

info@parabar.co.uk  
www.parabar.co.uk

# The Nave, Basildon

\* END TERRACE \* THREE BEDROOMS \* NEWLY RE-FITTED LARGE KITCHEN DINER WITH SEPARATE UTILITY AREA \*  
GROUND FLOOR CLOAKROOM \* ENSUITE TO MASTER BEDROOM \* SECLUDED REAR GARDEN \* 0.7 M TO LAINDON STATION. This quaint character family home boasts a recently re-fitted kitchen & has been lovingly maintained by the current owners. It is conveniently located only 0.7 mile walk to Laindon station & a stones throw to local infant , junior & senior schools. Council tax band D.



Council Tax Band: D



## **ENTRANCE**

## **CLOAKROOM**

## **LOUNGE**

15'8 x 10

## **KITCHEN**

17'3 x 15'8

Range of integrated appliances, separate utility area.

## **FIRST FLOOR**

## **MASTER BEDROOM**

14'4 x 8'8

Built in wardrobe, access to ensuite

## **ENSUITE SHOWER ROOM**

## **BEDROOM TWO**

10'1 x 9'1

Two built in cupboards

## **BEDROOM THREE**

7'10 x 6'4

## **BATHROOM**

## **EXTERIOR**

Front: laid to lawn

Rear: Decked seating area, remainder laid to lawn, carport & garage







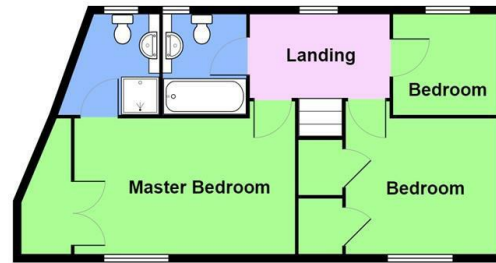


## ParaBar Estates

**Ground Floor**  
Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>

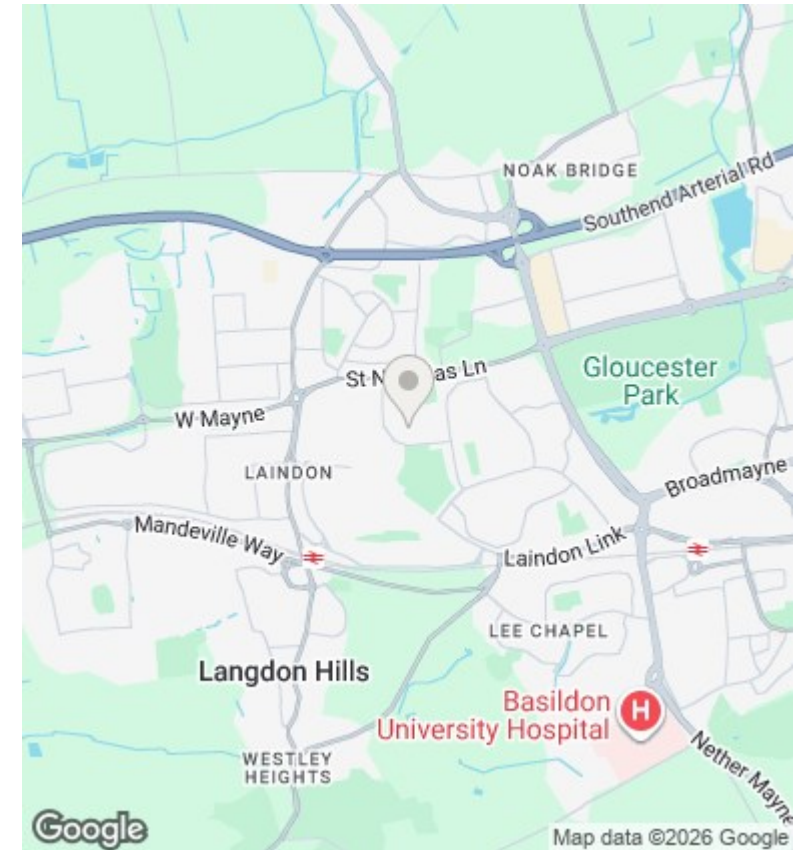


**1st Floor**  
Area: 42.9 m<sup>2</sup> ... 462 ft<sup>2</sup>



Total Area: 98.4 m<sup>2</sup> ... 1059 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



## Directions

106 High Street, Billericay, Essex, CM12 9BY  
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## Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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