

stuart
thomas



- DETACHED CHARACTER PROPERTY
- WALKING DISTANCE TO PITSEA STATION
- PLENTY OF OFF STREET PARKING
- WALKING DISTANCE OF LOCAL

20 Burns Avenue, Basildon, Essex, SS13 3AG

£300,000

Put your own stamp on this one! Character detached property within walking distance of Pitsea station and local shops and amenities. Good sized accommodation throughout with bags of potential! Plenty of off street parking and garage. Viewing highly recommended.



Property Description

ENTRANCE HALL

LOUNGE

26' 1" x 12' 1" (7.95m x 3.68m) Entrance via the hallway into the lounge which has a feature fireplace and a double glazed bay window facing front. Smooth plastered ceiling. Double doors leading into the reception room.

KITCHEN

17' 7" x 6' 11" (5.36m x 2.11m) Range of cream modern wall and base units including glass fronted display cabinet. Wood look work surfaces. Tiled splashback. Stainless steel gas four ringed hob with integrated electric oven and extractor fan over. Plumbing for washing machine and space for appliances such as a fridge freezer. A storage cupboard houses combination boiler. Tiled flooring. Smooth plastered ceiling. Double glazed window to side. Access is given to a further lean to which overlooks the rear garden.

LEAN TO

11' 11" x 8' 3" (3.63m x 2.51m)

BEDROOM/RECEPTION ROOM

11' 4" x 7' 9" (3.45m x 2.36m) The reception room gives access to the second lean to which overlooks the rear garden.

LANDING

0' 0" x 0' 0" First floor landing gives access to all three bedrooms and shower room. Double glazed window to side.

BEDROOM 1

13' 9" x 11' 8" (4.19m x 3.56m) A large bright room with a double glazed feature bay window facing to the front. Smooth plastered ceiling.



BEDROOM 2

13' 9" x 10' 9" (4.19m x 3.28m) Good sized room. Double glazed window.

BEDROOM 3

8' 9" x 7' 8" (2.67m x 2.34m) Good sized room. Double glazed window.

SHOWER ROOM

7' 1" x 6' 6" (2.16m x 1.98m) The shower room includes a independent shower cubicle, pedestal wash hand basin and a low level WC. Tiled splashback. Smooth plastered ceiling. Radiator and a double glazed window with obscure glass.

FRONT GARDEN

The character build has a fantastic large driveway, shingled area and wrought iron double gates. A storm porch to the front door.

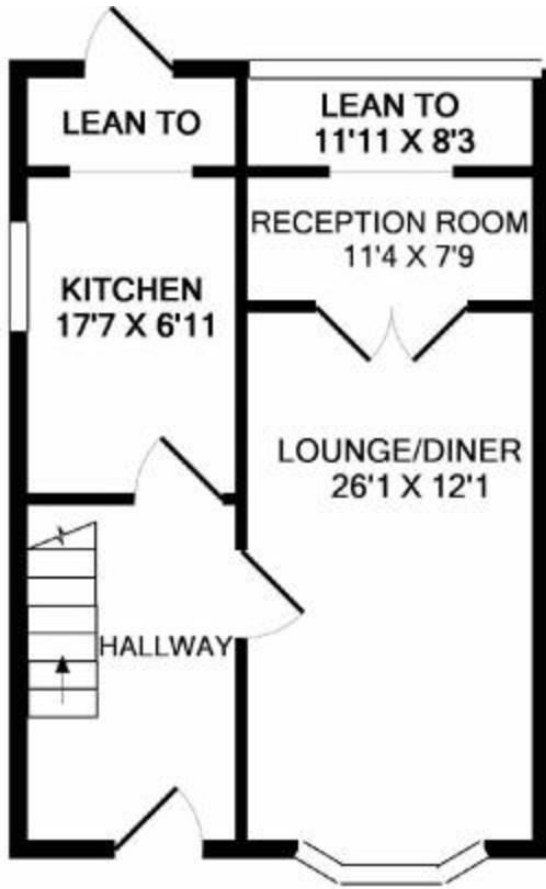
REAR GARDEN

A lovely sized garden commences onto a paved patio seating area. The remainder being laid to lawn with established flower bed bordering. Summer house to remain. There is a personal door to the garage. Fencing to boundaries.

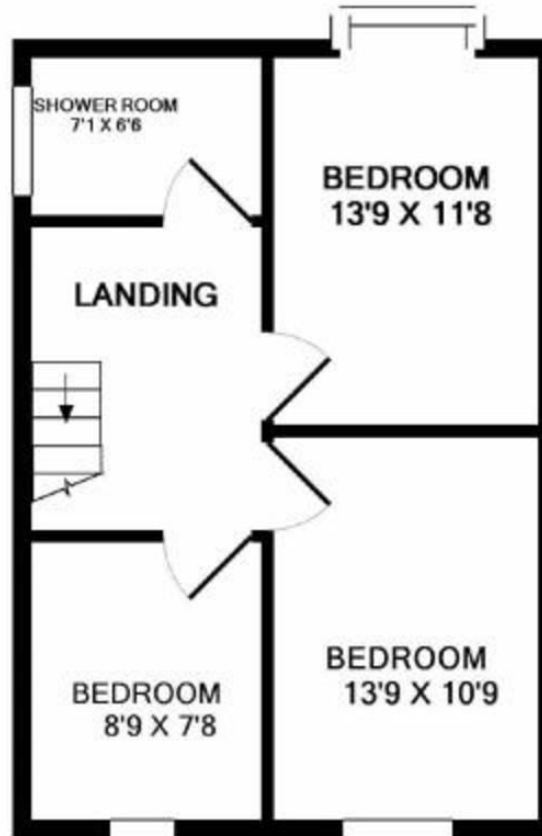
SUMMER HOUSE

GARAGE

DRIVEWAY PARKING



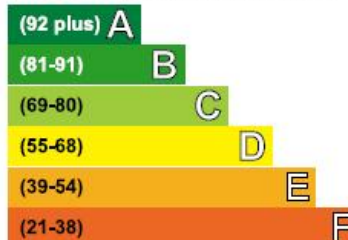
GROUND FLOOR



1ST FLOOR

Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
57	85

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements