



STUART THOMAS
ESTATES



- SOUTH FACING REAR GARDEN
- SOUGHT AFTER STEEPLEVIEW
- TWO ALLOCATED PARKING SPACES
- LOUNGE/DINER

9 Box Close, Laindon, Basildon, SS15 4AG

Guide Price £275,000

In the HIGHLY SOUGHT AFTER STEEPLEVIEW located in this pleasant CUL DE SAC is this 2 BEDROOM END TERRACE HOUSE ideal for either a FIRTS TIME BUYER or INVESTOR. With a SOUTH FACING REAR GARDEN and TWO ALLOCATED PARKING SPACES.



Property Description

ENTRANCE LOBBY

Entrance door with a spyhole and glazed panel leads to the entrance lobby. Further door leads to the :-

LOUNGE/DINER

17' 8" x 14' 10" narrowing to 9' 8" (5.38m x 4.52m) Stairs lead to the first floor with an understairs storage cupboard. Double glazed window to the front and double glazed french doors lead to the rear garden. Dado rail. Two radiators one with a cover.

KITCHEN

7' 7" x 7' 5" (2.31m x 2.26m) Fitted with a range of units at eye and base level with ample work surfaces over. 4 ring gas hob and a built under oven. Concealed extractor cooker hood. Single drainer one and a half bowl sink unit with a mixer tap over. Space and plumbing for a washing machine. Space for a fridge freezer. Wall mounted gas fired combi central heating boiler.

LANDING

Access to the loft. Large storage cupboard.



BEDROOM ONE

10' 8" x 10' (3.25m x 3.05m) Double glazed window to the rear. Radiator.

BEDROOM TWO

10' 7" x 7' 3" (3.23m x 2.21m) Double glazed window to the front. Radiator.

BATHROOM

With a 3 piece suite comprising a low level wc pedestal wash



hand basin and a panelled bath with a mixer tap and independent shower over. Shower screen. Obscure double glazed window to the rear. Electric shaver socket. Extractor fan. Radiator.

ALLOCATED PARKING

Two allocated parking spaces.

REAR GARDEN

This SOUTH FACING rear garden is laid to lawn. Garden shed. Decked area. Rear access.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		

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