

stuart  
thomas



- IDEAL FIRST TIME BUY
- GOOD SIZE LOUNGE
- DINING ROOM
- WELL FITTED KITCHEN

115 Eastbrooks Mews, Pitsea, Basildon, SS13 3QP

Guide Price £205,000

STUART THOMAS are pleased to bring to the market this 2 bedroom house with a secluded rear garden, well fitted Kitchen, Dining room Lounge, Two good size first floor bedrooms bathroom with shower over the bath and separate WC. Ideal for a first time buyer or investor.





## Property Description

### ENTRANCE LOBBY

Double glazed entrance door leads to the entrance lobby. Tile floor. Further door leads to the:-

### ENTRANCE HALL

Wood effect flooring, leads to the :-

### DINING ROOM

14' 6 PLUS A RECESS " x 9' 5" (4.42m x 2.87m) A good size room with stairs leading to the first floor with a cupboard under. Wood effect flooring. Double glazed window and door to the garden. Radiator with a cover. Open plan to the Lounge and Kitchen

### LOUNGE

13' 2" x 12' 1" (4.01m x 3.68m) Full depth double glazed double glazed window to the front. Radiator with a cover. Laminate flooring. Inset ceiling spotlights.

### KITCHEN

8' 5" x 7' 7" (2.57m x 2.31m) Single drainer stainless steel sink unit with a mixer tap over. Integrated fridge and freezer. 4 ring gas hob and a built under oven. Extractor cooker hood. Space and plumbing for a washing machine. Double glazed window to the side.

### LANDING

Access to the loft. Airing cupboard.

### BEDROOM ONE

15' 8" x 9' 1" (4.78m x 2.77m) Double glazed window to the front. Radiator. Fitted wardrobes to the recess.





#### BEDROOM TWO

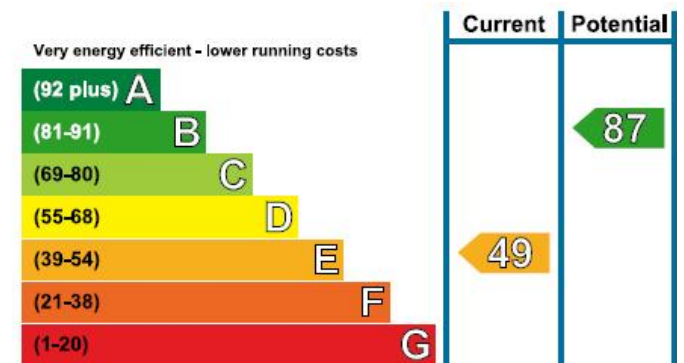
15' 10" x 8' 3" (4.83m x 2.51m) Double glazed window to the front. Radiator.

#### BATHROOM

With a 2 piece white suite comprising a pedestal wash hand basin and panelled bath with an electric shower over. Cupboard housing a gas fired central heating boiler. Obscure double glazed window to the side. Fully tiled to all visible walls and floor.

#### REAR GARDEN

This secluded rear garden has a covered area directly from the dining room. Decking, screen fencing and a garden shed.



294 Kiln Road, Benfleet, Essex,  
SS7 1QT

stestates.co.uk  
01702 558110  
info@stestates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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