



3 Bridgecote Lane, Basildon – SS15 4BW

£165,000 Leasehold

Set within the conservation area of Noak Bridge village, this ground floor one-bedroom retirement property offers a serene retreat for those aged 55 and over. The property boasts a comfortable lounge/diner with a delightful bay window that frames panoramic views of the picturesque Bridgecote Lane. The kitchen provides ample storage and is complete with essential white goods that are to remain. The shower room adds to the modern appeal and residents can unwind amidst the well-tended communal gardens, providing a tranquil setting for relaxation and conversation. With gas central heating and double-glazed windows, comfort and energy efficiency are guaranteed. Council Tax band: A ~ EPC Energy Efficiency Rating: C



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Entrance Hall

With your own front door from a communal entrance this spacious hallway is fitted with modern grey wood effect flooring with three spacious cupboards for storage.

Lounge/diner 16' 6" x 11' 9" (5.03m x 3.57m)

Spacious Lounge/ Diner with a feature bay window with views of the beautiful lane this development is set in and the character it delivers. A further window to the side allows for dual aspect light flowing into this room. A feature fireplace with electric fire adds a focal point with soft carpeted floor underfoot. Glazed Georgian style glass panelled door leads to the hall with the kitchen seamlessly flowing from the living area.

Kitchen 8' 10" x 7' 11" (2.68m x 2.41m)

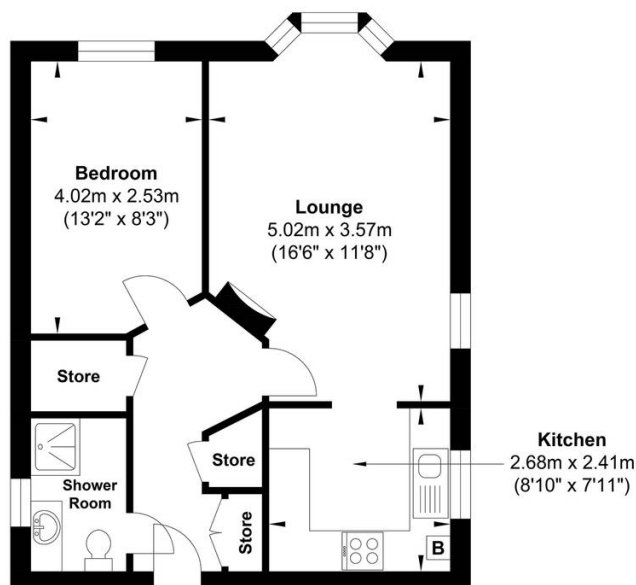
Light, bright kitchen fitted with white units and contrasting dark worktops with freestanding washing machine, oven and fridge freezer to remain. The sink sits traditionally under the kitchen window so you can watch the nature and wildlife to the frontage. This has been fitted with filtration system for drinking water. The wall mounted boiler with Magna clean system was installed only in April 2025.

Bedroom 13' 2" x 8' 4" (4.02m x 2.53m)

Comfortable double bedroom with carpeted flooring and wardrobe and bedside cabinets to remain.

Shower Room

Practically fitted with shower cubicle with electric shower, vanity handbasin with inset sink and cupboard storage under and WC along with towel radiator and window.



Gross Internal Floor Area : 47.70 m2 ... 513 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.