



4 York Road, Billericay, CM12 0XG

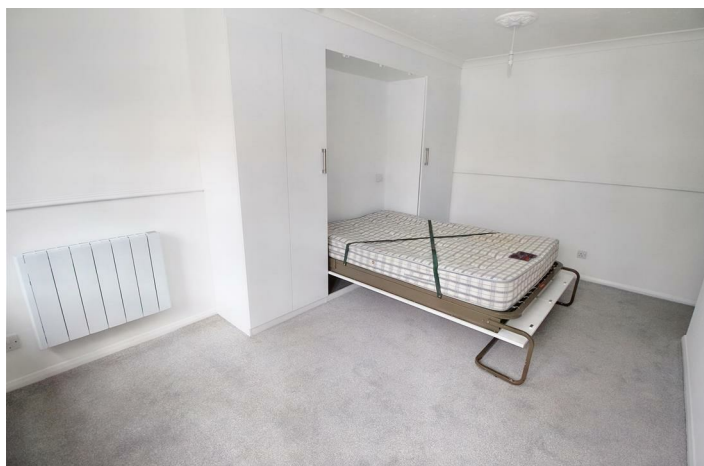
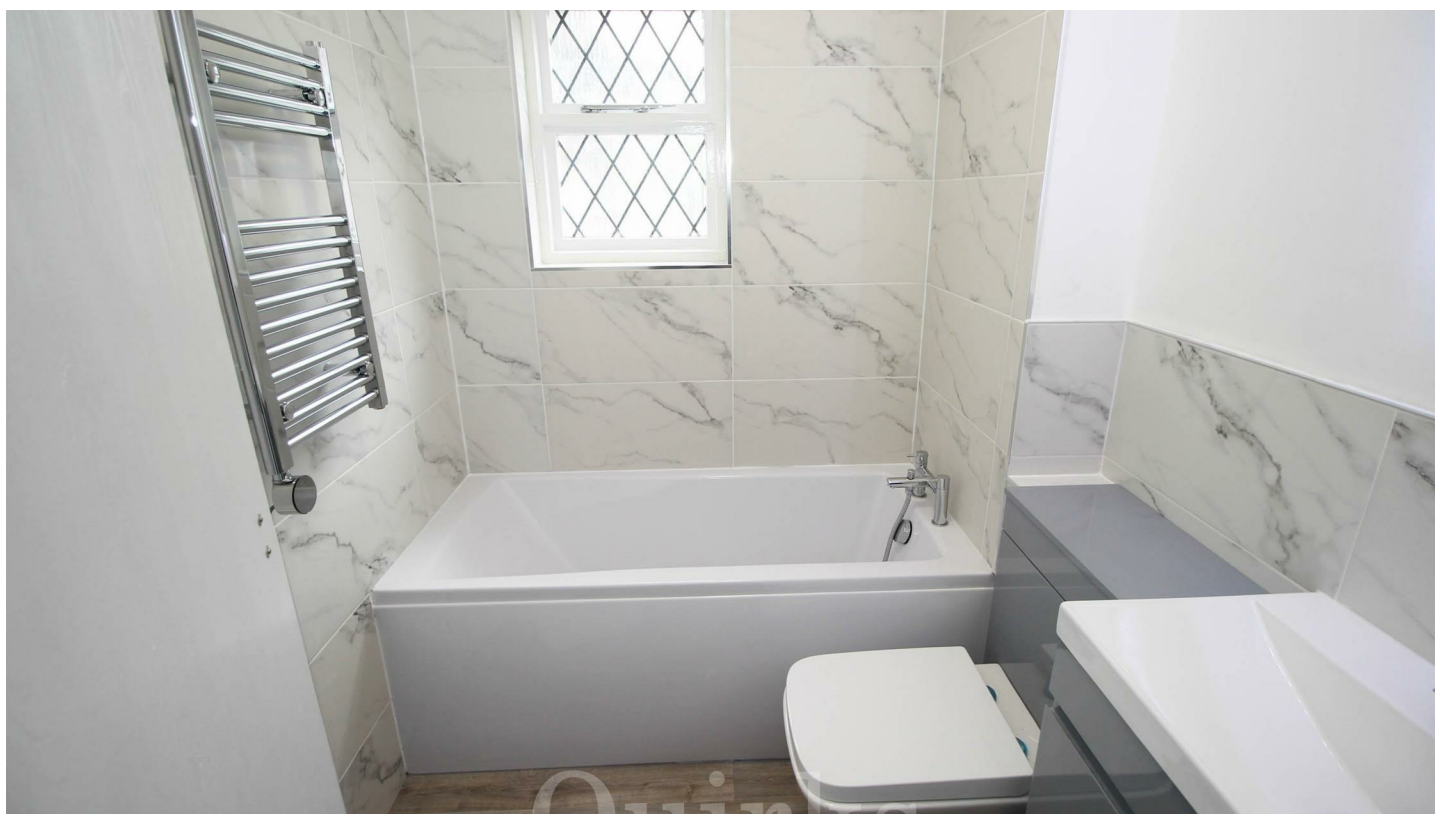
Asking Price £245,000

- FREEHOLD BUNGALOW
- OFF STREET PARKING
- SMART WIFI CONTROLLED HEATING SYSTEM
- MODERN REFITTED BATHROOM
- NEARBY SHOPS, DOCTORS, DENTIST, ALDI SUPERMARKET
- NO ONWARD CHAIN
- CUL-DE-SAC LOCATION
- MODERN KITCHEN WITH APPLIANCES
- FITTED WARDROBES WITH EXTENSIVE STORAGE
- PLANNING PASSED FOR 1ST FLOOR EXTENSION

**** PLANNING PASSED FOR 1ST FLOOR EXTENSION **** FREEHOLD studio bungalow, popular cul-de-sac location on the Queens Park Development, is this freshly renovated studio bungalow,, being offered for sale with *** NO ONWARD CHAIN *** This property has the advantage of an allocated parking space, recently installed, Ecostrad WIFI controlled electric heating with smartphone app, renewed electrical consumer unit and hot water cylinder, with two immersion heaters, providing excellent water pressure, recently installed flooring and carpeting throughout. The specification also includes a modern kitchen with integrated fridge / freezer, oven, electric hob, stainless steel extractor hood and sink / drainer and freestanding washing machine included. Naturally light bedroom / living room, with two South facing windows, fitted wardrobes and pull down bed, built-in storage cupboard, the living space could be straight forwardly converted into two rooms. The Hallway with loft access, the roof space has potential to create a first floor bedroom and bathroom (subject to planning consent being granted) the bathroom has been refitted with a modern white suite, including low level W.C, vanity unity wash hand basin, with two pull out drawers, paneled bath with shower attachment and screen, electric chrome heated towel rail, extensively tiled walls. A fantastic investment opportunity with a predicted rental income of £1,000 per calendar month. This property is conveniently located for the nearby bus route, takeaways, The Pantiles shopping area, which includes the Aldi Supermarket, a dentist, pharmacy and The Forge Pub. Lake Meadows Park and Billericay Mainline Station are also within close proximity. This is a rare opportunity to purchase a freehold bungalow at this price level, ready for immediate occupation.



Council Tax Band: B



ENTRANCE HALLWAY

6'2 x 3'4

REFITTED BATHROOM

6'2 x 5'6

BEDROOM / LIVING ROOM

14'8 x 13'1 reducing to 9'6

MODERN KITCHEN WITH APPLIANCES

9'8 x 7'2 reducing to 5'4

ALLOCATED PARKING

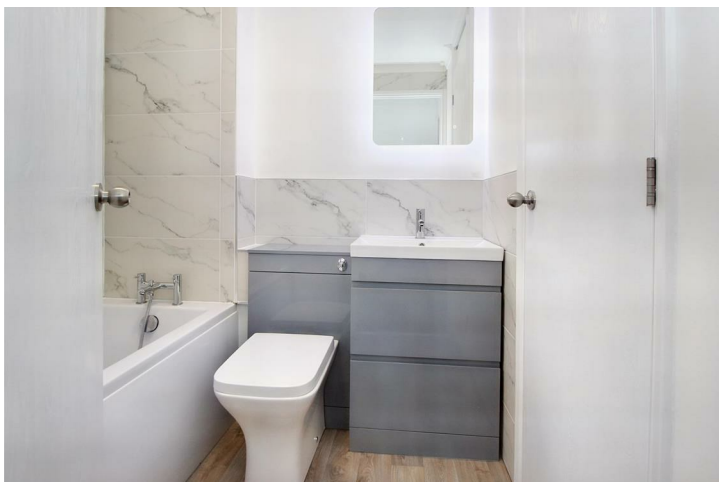
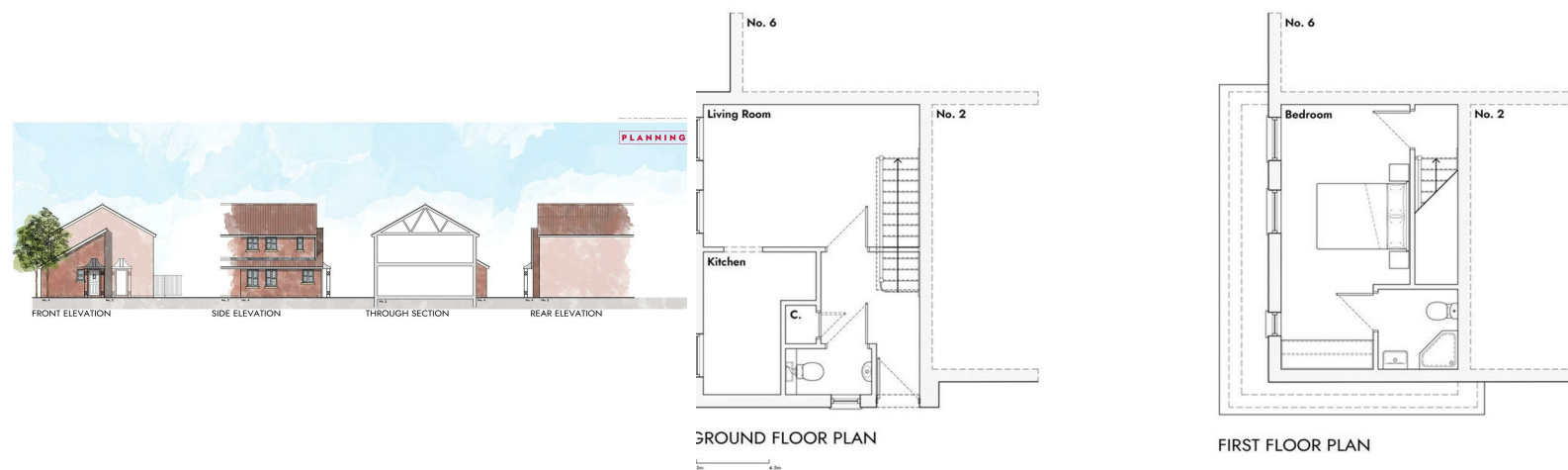
NO ONWARD CHAIN

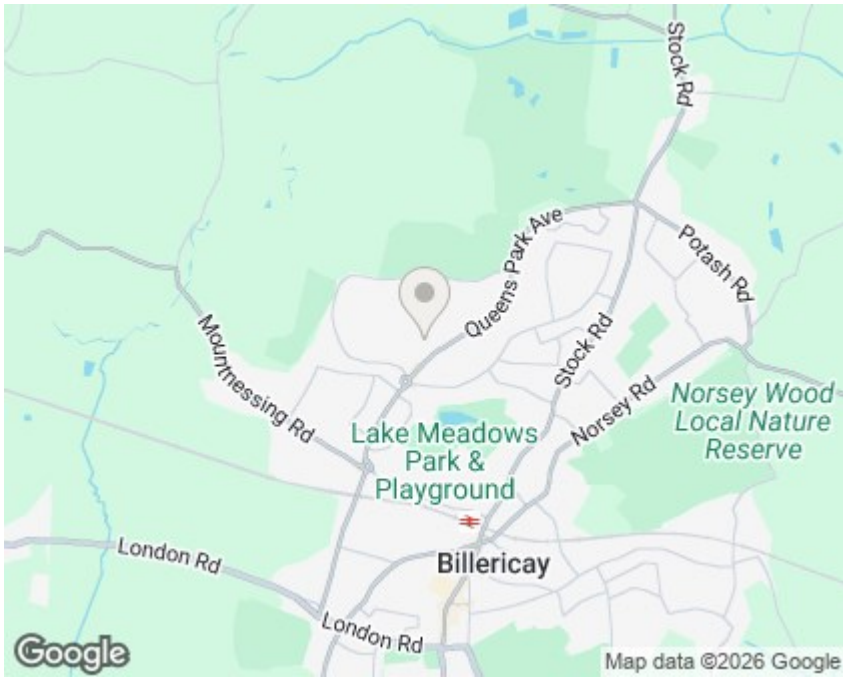
NEW WIFI CONTROLLED ELECTRIC HEATING

FITTED WARDROBES & PULL DOWN BED

RECENTLY INSTALLED ELECTRIC CONSUMER UNIT

UNVENTED 150 LITRE HOT WATER CYLINDER





Viewings

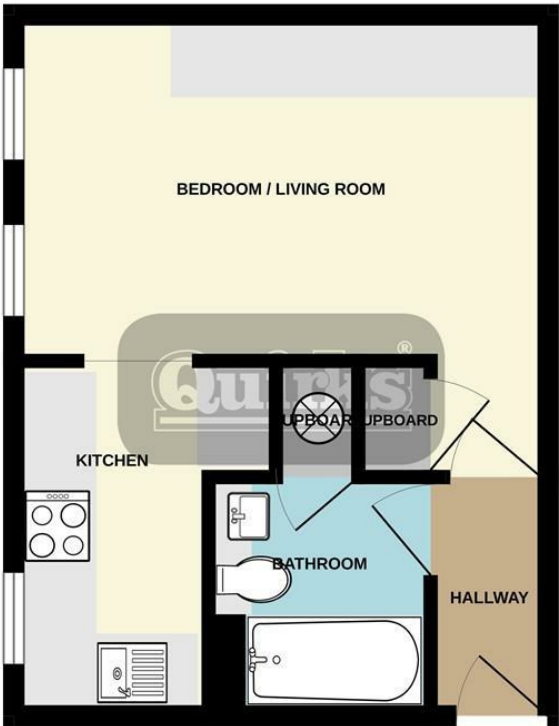
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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