



## 20 Chapel Court, Billericay, CM12 9LX

Offers In Excess Of £185,000

- CASH BUYERS ONLY
- GARAGE & COURTYARD GARDEN
- NO ONWARD CHAIN
- BUILT-IN STORAGE SPACE
- 47 YEARS REMAINING ON LEASE
- ONE BEDROOM GROUND FLOOR MAISONETTE
- EXCELLENT TOWN CENTRE LOCATION
- LOUNGE / DINER
- IDEAL BUY TO LET OR DOWNSIZER OPPORTUNITY
- EARLY VIEWING ADVISED

\* SALE AGREED \* A ground floor one bedroom maisonette, with off road parking, garage and South facing courtyard garden, offered for sale with NO ONWARD CHAIN. Please note this property has 47 years remaining on the lease and is therefore suitable for CASH BUYERS ONLY. The accommodation includes a spacious entrance hallway, with built-in cupboard, 12'6 x 10'7 bedroom with built-in wardrobe, bathroom with three piece suite, including bath and electric shower above, lounge / diner and separate kitchen with pedestrian door to the garden. This property is positioned conveniently, for the High Street, with it's range of coffee shops, restaurants and pubs, as well as Billericay Mainline Railway Station. Presenting an excellent opportunity for a downsizer or cash investor, looking for an ideal buy to let property.



Council Tax Band: B



**ENTRANCE HALLWAY**

**BEDROOM**

12'6 x 10'7 reducing to 8'7

**BATHROOM**

6'7 reducing to 5'9 x 6'1

**LOUNGE / DINER**

16'0 x 10'7

**KITCHEN**

10'5 x 5'9

**SOUTH FACING COURTYARD GARDEN**

16'7 x 14'8

**GARAGE IN BLOCK**

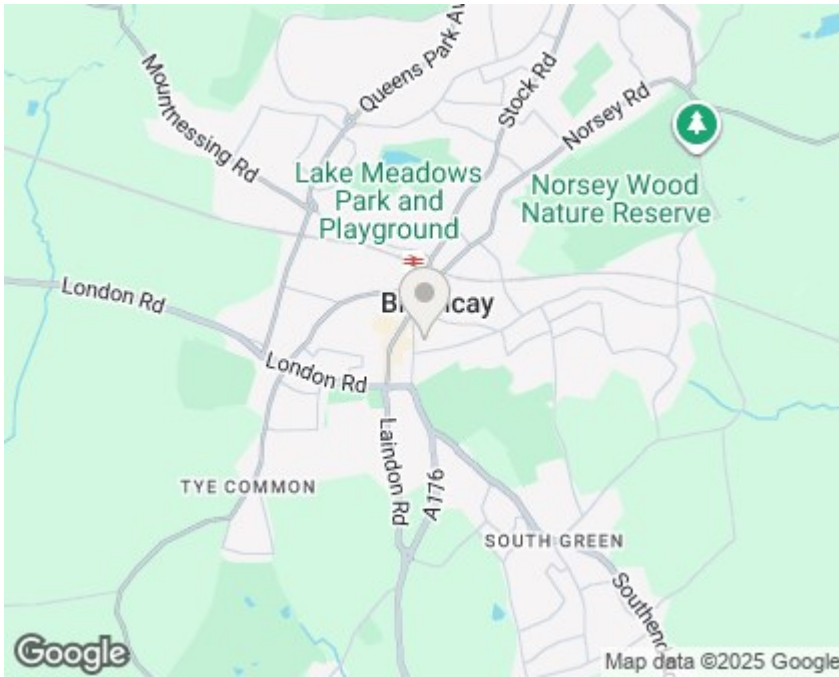
**OFF ROAD PARKING SPACE**

**NO ONWARD CHAIN**

**AGENTS NOTE**

**THIS PROPERTY HAS 47 YEARS REMAINING ON THE  
LEASE AND THEREFORE IS SUITABLE FOR CASH  
BUYERS ONLY**





## Viewings

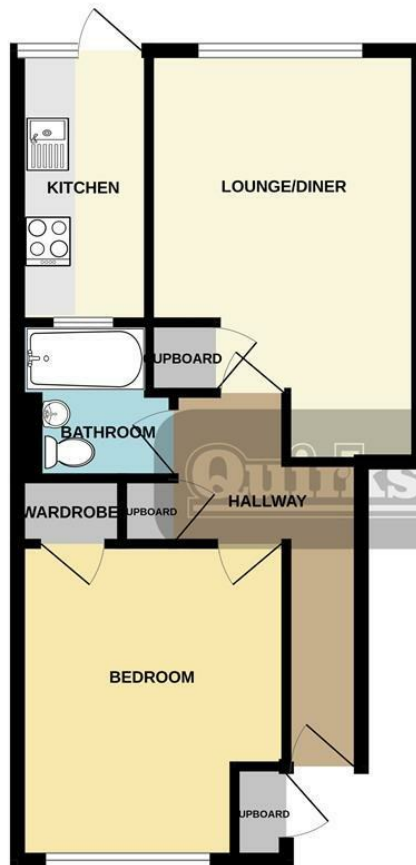
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
454 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 454 sq.ft. (42.1 sq.m.) approx.

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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