

ParaBar Estates



Marlborough Way, Billericay

Offers In The Region Of £330,000

- COMPLETE CHAIN
- NEW BOILER & RADS 2022
- 2 PARKING SPACES
- TWO BEDROOMS
- REDECORATED LOUNGE
- QUIET LOCATION
- NEW KITCHEN 2022
- GOOD SIZE SW FACING GARDEN
- 1 MILE TO STATION

106 High Street, Billericay, Essex, CM12 9BY
01277 65 65 63

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Marlborough Way, Billericay

* COMPLETE CHAIN * TWO BEDROOMS * STUNNING REFITTED KITCHEN 2022 * RECENTLY REDECORATED LOUNGE * NEW BOILER & RADIATORS 2022 * GOOD SIZE SW FACING GARDEN * Located in the popular Queens Park area, this attractive home has been lovingly updated with new kitchen 2022, new boiler & radiators 2022, redecorated lounge & new flooring to ground floor. As mentioned there is a secluded rear garden and two allocated parking spaces. The home is located approx one mile to Billericay Station and a short walk to Lake Meadows Park. Council tax band C.



Council Tax Band: C



ENTRANCE

LOUNGE

14'1 x 12'6

KITCHEN

12'6 x 9'3

FIRST FLOOR

MASTER BEDROOM

12'6 x 10

Built in cupboard

BEDROOM TWO

12'6 x 7'3

BATHROOM

EXTERIOR

Front: 2 allocated parking spaces

Rear : Landscaped stone garden

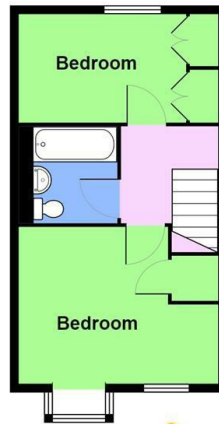


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Ground Floor
Area: 27.6 m² ... 297 ft²



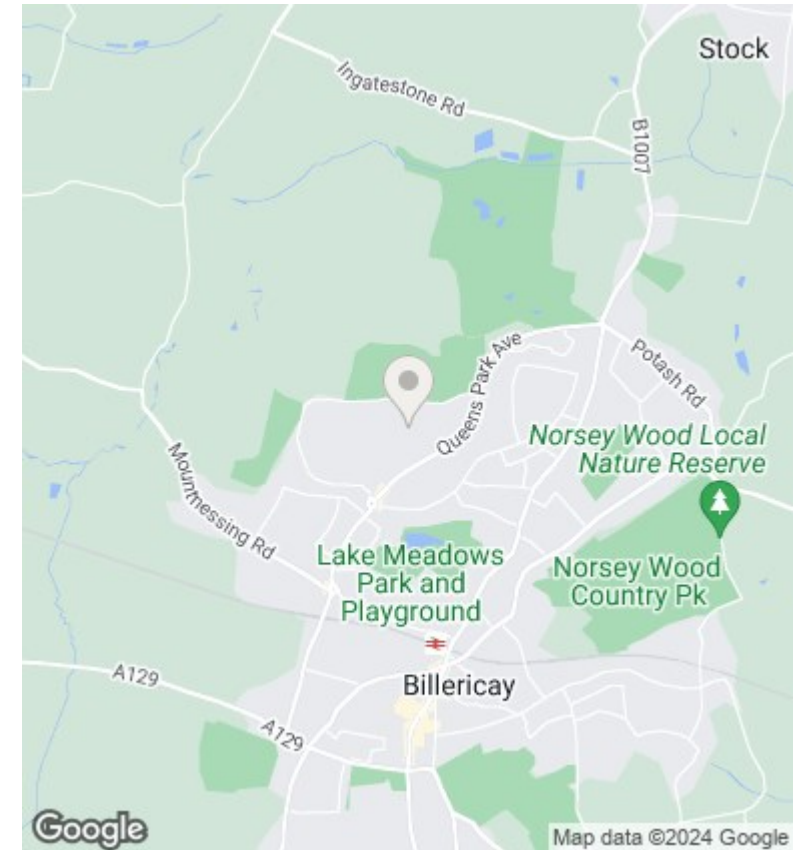
1st Floor
Area: 28.2 m² ... 303 ft²



Total Area: 55.7 m² ... 600 ft²



Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



Directions

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Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

Council Tax Band

C

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

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