

# ParaBar Estates



## Nuthatch Close, Billericay,

Asking Price £450,000

- THREE BEDROOMS
- PARKING FOR TWO CARS
- GARAGE
- EXCELLENT CONDITION
- TWO RECEPTION ROOMS
- SHORT WALK TO MILL MEADOWS
- CUL DE SAC LOCATION
- SEMI DETACHED
- DOUBLE GLAZED
- SECLUDED REAR GARDEN

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# Nuthatch Close, Billericay CM11 2PQ

\* THREE BEDROOMS \* MODERN KITCHEN \* SEPARATE DINER \* MODERN BATHROOM \* GARAGE WITH PARKING \* NO ONWARD CHAIN \*

Located a short walk to Mill Meadows nature reserve in a quiet cul de sac is this three bedroom semi detached house. This home has been kept in excellent condition by the current owners and also has a secluded rear garden.



Council Tax Band: D



## **DESCRIPTION**

\* THREE BEDROOMS \* MODERN KITCHEN \* SEPARATE DINER \*  
MODERN BATHROOM \* GARAGE WITH PARKING \* NO ONWARD CHAIN \*  
Located a short walk to Mill Meadows nature reserve in a quiet cul se sac is  
this three bedroom semi detached house. This home has been kept in  
excellent condition by the current owners and also has a secluded rear garden.

## **ENTRANCE HALL**

## **LOUNGE**

13'0" x 10'0"

## **DINER**

10'10" x 9'0"

## **KITCHEN**

10'10" x 7'0"

## **FIRST FLOOR**

## **BEDROOM ONE**

13'0" x 10'0"

## **BEDROOM TWO**

11'0" x 10'0"

## **BEDROOM THREE**

9'0" x 6'0"

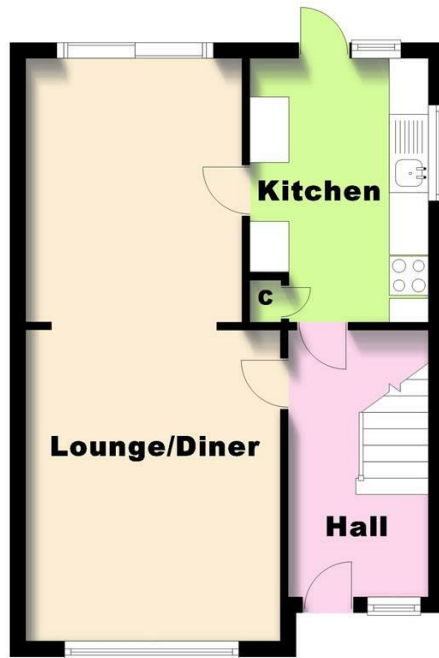
## **BATHROOM**

## **GARAGE**

## **EXTERIOR**

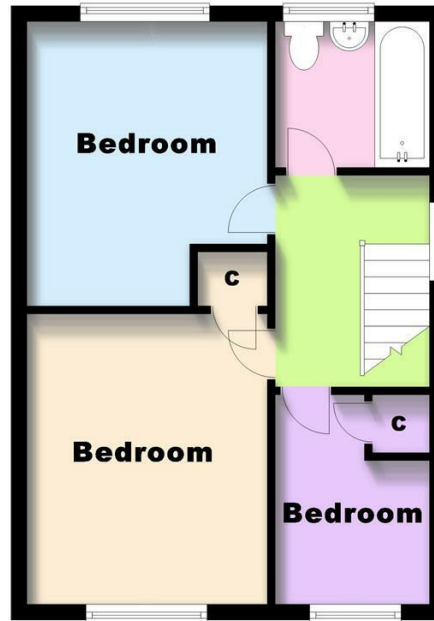
### Ground Floor

Approx. 37.2 sq. metres (400.8 sq. feet)



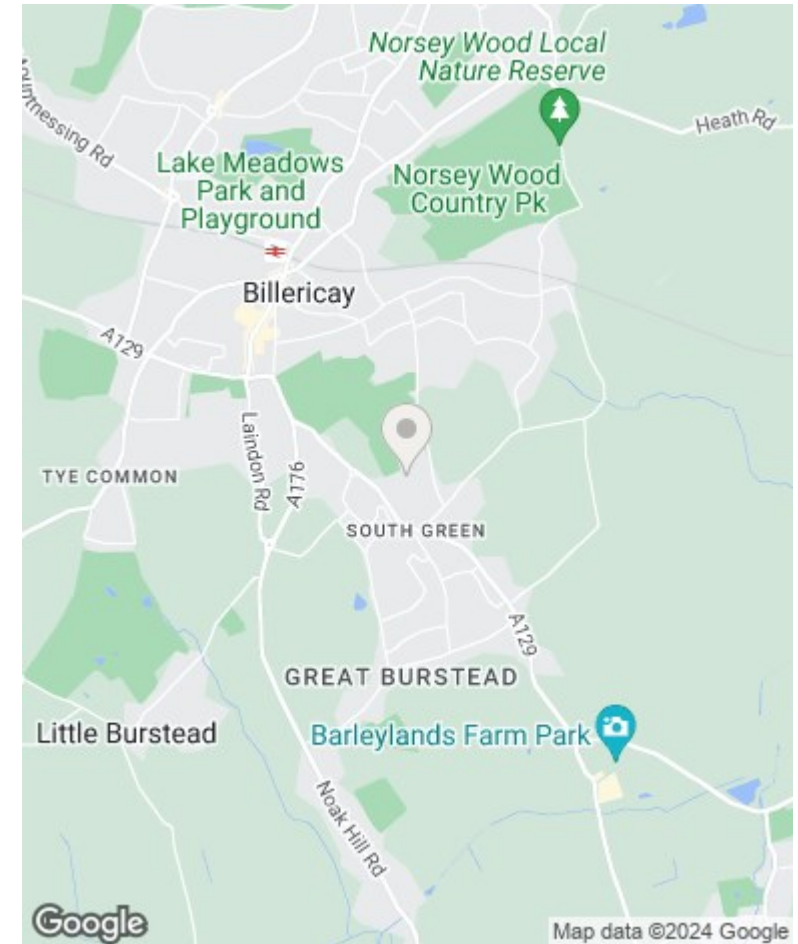
### First Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



**Total area: approx. 75.5 sq. metres (812.9 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or mistatement. This plan is for illustrative purposes and only should be used as such.  
Plan produced using PlanUp.



### Directions

### Viewings

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

### Council Tax Band

D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 86        |
| (69-80) C                                   | 71                      |           |
| (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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