

# ParaBar Estates



## Bowfell Drive, Basildon

Asking Price £350,000

- TWO BEDROOMS
- GARAGE
- SOUTH FACING GARDEN
- CUL DE SAC LOCATION

- SEMI DETACHED HOME
- CONSERVATORY
- GOOD SIZE LOUNGE

- MODERN KITCHEN
- PARKING SPACE
- EXCELLENT CONDITION

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

info@parabar.co.uk  
www.parabar.co.uk

# Bowfell Drive, Basildon

\* TWO BEDROOMS \* SEMI DETACHED \* SOUTH FACING GARDEN \* GARAGE WITH PARKING SPACE \* \* \* MODERN KITCHEN \* CONSERVATORY

\* Lovely two bedroom semi detached home located in a Cul De Sac in the Great Berry area of Langdon Hills. This house has a good size conservatory, big lounge , modern kitchen and bathroom. there are fitted wardrobes in both bedrooms , bedroom two wardrobes can be removed to create more bedroom space .Outside there is a parking space as well as a garage and a south facing secluded rear garden. This two bedroom home has been kept in excellent condition by the owners.



Council Tax Band: C



**ENTRANCE HALL**

**LOUNGE**

15'6 x 12'10

**KITCHEN**

8 x 9'7

**CONSERVATORY**

14'10 x 7'10

**FIRST FLOOR**

**BEDROOM ONE**

11'10 x 10'5

**BEDROOM TWO**

8'2 x 7'10

**BATHROOM**

**PARKING SPACE**

**GARAGE**

**EXTERIOR**







AIW Energy Assessors Limited  
Energy Performance Certificates | Floor Plans  
T: 01277 656315 | 01784 288498 | E: ian@aiwenergy.co.uk

**Ground Floor**  
Area: 36.4 m<sup>2</sup> ... 392 ft<sup>2</sup>



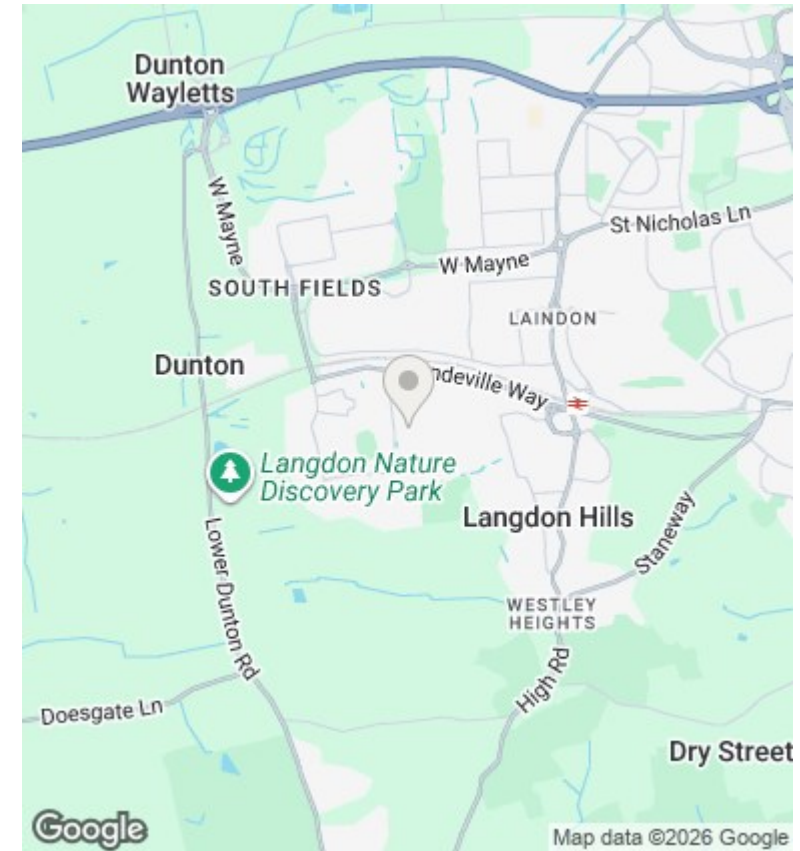
## ParaBar Estates

**1st Floor**  
Area: 25.5 m<sup>2</sup> ... 275 ft<sup>2</sup>



**Total Area: 61.9 m<sup>2</sup> ... 667 ft<sup>2</sup>**

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

### 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                                 |  |                         | 86        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 72                      |           |
| (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 |           |

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

info@parabar.co.uk  
www.parabar.co.uk