

# ParaBar Estates



## Carpenter Close, Billericay

Asking Price £525,000

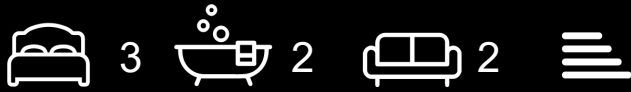
- THREE BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- 3/4 OF A MILE TO HIGH STREET & STATION
- EXCELLENT CONDITION
- OPEN PLAN KITCHEN DINER
- NEW BATHROOM
- OFF STREET PARKING
- FAMILY ROOM
- SECLUDED REAR GARDEN
- BRIGHTSIDE & MAYFLOWER SCHOOLS

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

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www.parabar.co.uk

# Carpenter Close, Billericay

\* THREE BEDROOMS \* OPEN PLAN KITCHEN DINER \* FAMILY ROOM \* DOWNSTAIRS SHOWER ROOM \*  
NEW BATHROOM \* SEMI DETACHED \* SECLUDED REAR GARDEN \* OFF STREET PARKING \* Situated 3/4 of a mile to Billericay High Street  
and Station is this Stunning three bedroom home in a desirable location of Carpenter Close. The property has been refurbished to an excellent  
standard and as mentioned has a large family room with downstairs shower room and beautiful open plan kitchen diner.



Council Tax Band: E



## **ENTRANCE HALL**

## **LOUNGE**

17'6 x 11'10

## **KITCHEN**

14'10 x 12'10

## **FAMILY ROOM**

12 x 8'8

## **SHOWER ROOM**

8 x 4'4

## **FIRST FLOOR**

## **BEDROOM ONE**

12'4 x 8'8

## **BEDROOM TWO**

9'7 x 8'8

## **BEDROOM THREE**

9 x 6'7

## **FAMILY BATHROOM**

6'4 x 5'6

## **EXTERIOR**

## **PARKING**

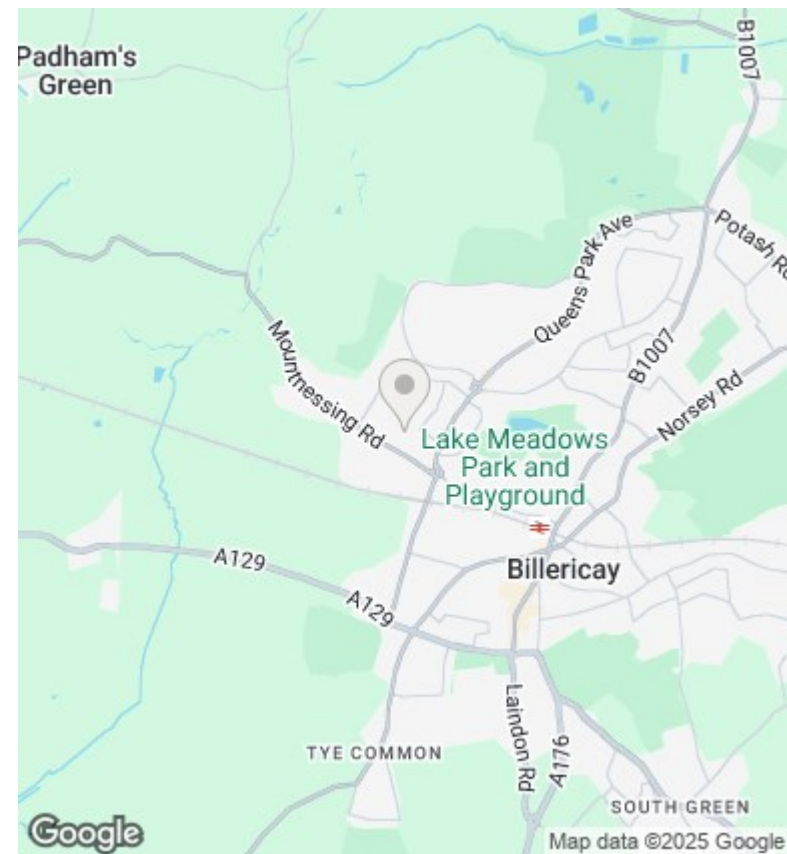






Total Area: 89.8 m<sup>2</sup> ... 967 ft<sup>2</sup>

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

E

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

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