



17a Crays View, Billericay, CM12 9QX

Offers In The Region Of £175,000

- NO ONWARD CHAIN
- CUL-DE-SAC LOCATION
- REFITTED SHOWER ROOM
- FITTED WARDROBES
- SOUTH FACING GARDEN
- IDEAL FIRST TIME PURCHASE
- GAS CENTRAL HEATING

- FIRST FLOOR MAISONETTE
- TWO EXTERNAL STORAGE CUPBOARDS
- WALKING DISTANCE OF HIGH ST.

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A bright and spacious, one bedroom first floor maisonette, situated in a Cul-de-sac location within the South Green area, positioned close to convenience shops, bus route, schools and Billericay High Street. Offered for sale with no onward chain, this property would make an ideal first time purchase or buy to let investment, providing excellent storage space throughout. Internally the property features include a hallway with built-in storage, landing with loft access, gas central heating, double glazing, a modern refitted and fully tiled shower room, fitted kitchen overlooking the garden, lounge / diner, with airing cupboard, bedroom with fitted wardrobes and a South facing garden, with two patios, seating area and two external storage cupboards, for gardening equipment.



Council Tax Band: B



ENTRANCE HALLWAY

6'8" x 6'7"

Built in storage cupboard and double glazed window to side, stairs rising to first floor

LANDING AREA

8'0" x 7'6"

Access to loft storage area, double glazed window to side

KITCHEN

8'1" x 8'0"

Range of fitted wall and base level units, sink / drainer, spaces for oven and fridge/freezer, three double glazed windows to rear aspect

LOUNGE/DINER

12'9" x 11'5"

Built in airing cupboard, double glazed window to rear aspect

BEDROOM

12'0" x 9'10"

Range of fitted wardrobes and drawer set, double glazed window to front aspect

SHOWER ROOM

7'9" x 6'5"

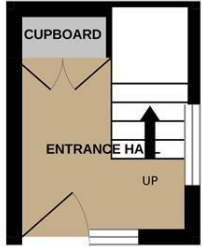
Refitted modern white suite, with low level W.C, vanity unit wash hand basin, large walk-in shower cubicle, with electric Aqualisa shower, fully tiled walls, built in cupboard, double glazed window side

SOUTH FACING GARDEN

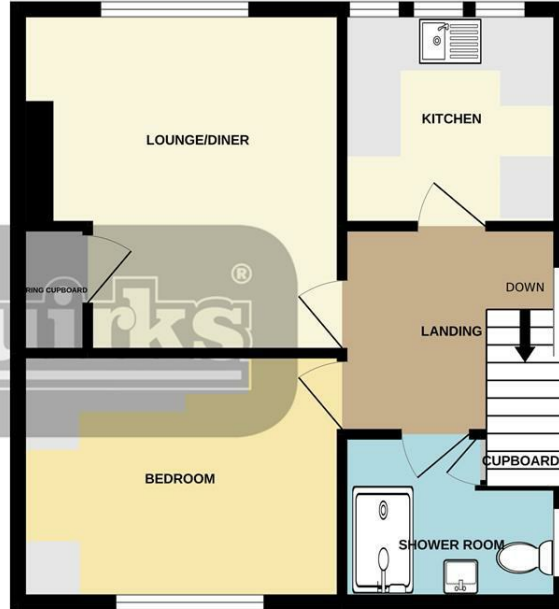
Two brick built external storage cupboards



GROUND FLOOR
56 sq.ft. (5.2 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 493 sq.ft. (45.8 sq.m.) approx.

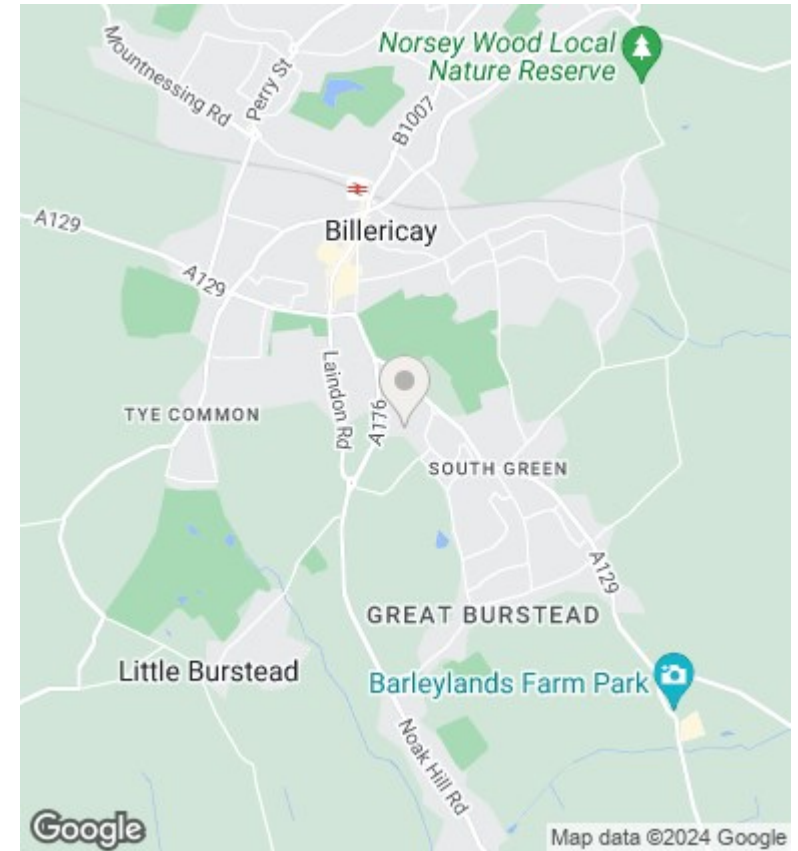
This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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Viewings

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

Council Tax Band

B



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		75
(69-80)	C	66	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	