



4 Invicta Court, Billericay, Essex, CM12 0LR

Guide Price £525,000

- SOLD BY QUIRKS
- CLOSE TO TOWN & STATION
- REFITTED KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- LARGE REAR GARDEN
- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- CONSERVATORY/DINING ROOM
- GARAGE AND DRIVE
- VIEWING AN ABSOLUTE MUST



Viewings

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

Council Tax Band:

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Ground Floor

Approx. 61.1 sq. metres (657.4 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 98.3 sq. metres (1058.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and any other items are approximate and no responsibility is taken for error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.