



127a Stock Road, Billericay, CM12 0RP

- NO ONWARD CHAIN
- IMMACULATELY PRESENTED
- AMPLE STORAGE
- LOFT STORAGE SPACE
- GARAGE
- TWO BEDROOMS
- MODERN KITCHEN & SHOWER ROOM
- NEWLY FITTED BATHROOM
- OPEN PLAN LIVING AREA
- RENTAL - £1,200+ PCM

* NO ONWARD CHAIN * Located on one of Billericay's most sought after roads, is this well presented, two bedroom maisonette, enjoying an end of terrace position. To the front of the property is a gated entrance walkway which the current owners have cleverly transformed into outdoor space with bin storage, raised planters, with established plants and space for BBQ and drop down table. Private front door leads to the tiled hallway with space for shoe storage and stairs rising to the accommodation, where you will find newly fitted herringbone flooring. The kitchen space recently refitted to a modern standard with a fitted breakfast bar, concrete countertops, integrated oven, gas hob, fridge/freezer, dishwasher and washing machine, stainless steel sink & Franke tap. The living area also features ample fitted storage space and dual aspect windows, from the side and kitchen area, making the space naturally light and airy. The fully tiled wet room has been recently replaced and finished to a modern standard with over head shower, sink and toilet, underfloor heating. Bedroom One is a very good size double bedroom with storage and vanity table. Bedroom two benefits from having ample cleverly designed built in storage, making an ideal guest room or study. This property also benefits from a recently installed gas boiler, loft storage space and a garage, which the current owner uses as a Gym / storage area. Located above convenience shops, including the Co-op food store and just a stones throw from the 300 bus route, also within walking distance of Buttsbury & Mayflower Schools and Billericay Mainline Railway Station. Ideally suited for first time buyers, investors and downsizers alike, internal viewing is essential !



Council Tax Band: B



ENTRANCE HALLWAY

6'3 x 4'0

LANDING AREA

6'6 x 5'9

LIVING ROOM

13'5 x 9'8

KITCHEN / BREAKFAST AREA

10'5 x 8'9

REFITTED SHOWER ROOM

5'8 x 5'5

BEDROOM ONE

12'11 x 9'10

BEDROOM TWO

9'8 x 5'4

GARAGE IN BLOCK / GYM

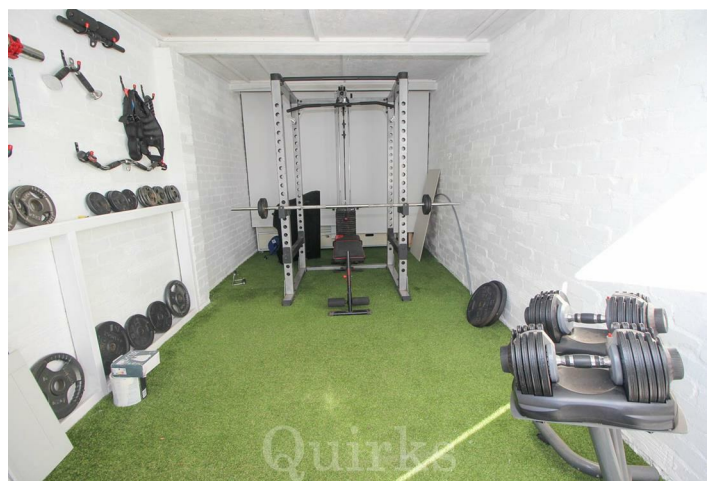
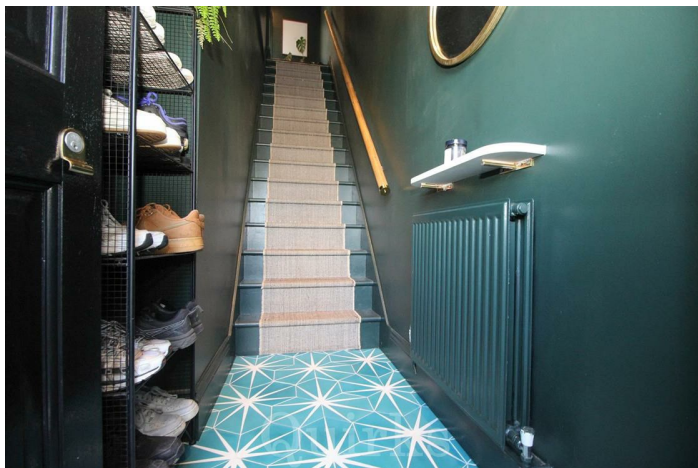
FIRST FLOOR MAISONETTE

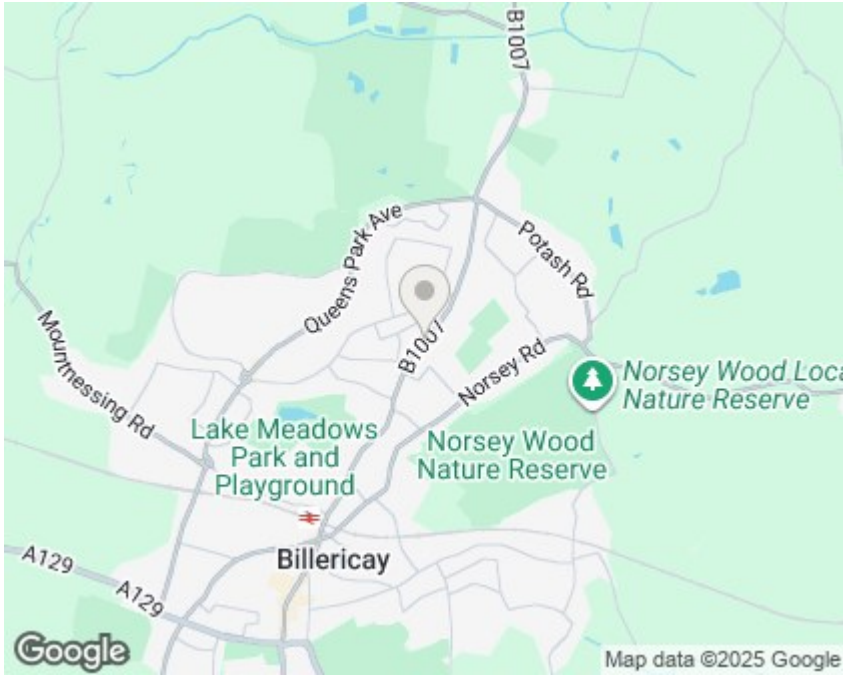
94 YEARS LEFT ON LEASE

GROUND RENT - £12 PER YEAR, NO SERVICE CHARGE

AGENTS NOTE

We have been advised by an independent Letting Agency that the property could easily achieve £1,250 - £1,350pcm if let. There is no Ground Rent or Service Charge, just £220 p/a paid to the Freeholder for Buildings Insurance,





Viewings

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

EPC Rating:

D

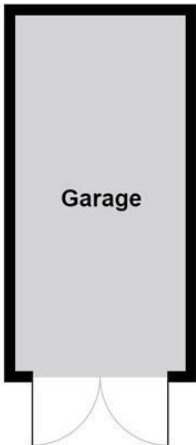
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



AIW Energy Assessors Limited
Energy Performance Certificates - Floor Plans
T: 01245 443315 / 01274 308499 E: ianwilloughby@hotmail.co.uk



1st Floor Flat
(Top Floor)



Total Area: 63.3 m² ... 682 ft²

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.