



50 Grange Road, Billericay, CM11 2RQ

Guide Price £325,000

- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- FIRST FLOOR TOILET
- SCOPE TO EXTEND (STP)
- CLOSE TO LOCAL SHOPS AND SCHOOLS
- FAMILY HOME
- GROUND FLOOR SHOWER ROOM
- GOOD SIZE LOUNGE
- FRONT AND REAR GARDENS

Once inside the entrance hall, stairs rise to the first floor. A door leads into the cosy lounge with double glazed bay window to front fire surround with gas fire and back boiler serving central heating, coved cornice to ceiling, under stairs cupboard and laminate flooring. The fitted kitchen has double glazed door and window to rear, fitted eye an dbase level units with work surface over incorporating sink unit, space for washing machine and fridge/freezer. A ground floor shower room with double glazed window to rear, walk in shower cubicle, wash hand basin and airing cupboard. To the first floor are three bedrooms and a toilet. Externally the property has a long front garden which neighboring properties with similar gardens have paved to create off street parking, so it might be possible to do here (STPP). The rear garden has paving and lawned areas.

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Council Tax Band: C



ENTRANCE HALL

LOUNGE

13'11" x 12'2"

FITTED KITCHEN

9'92" x 8'2"

SHOWER ROOM (GROUND FLOOR)

8'2" x 5'

BEDROOM ONE

15'4" x 12'7" reducing to 10'1"

BEDROOM TWO

9'3"x 7'3"

BEDROOM THREE

9'3" x 7'7"

TOILET (FIRST FLOOR)

4'7 x 2'9"

FRONT AND REAR GARDENS

POSSIBLE OFF STREET PARKING (STPP)

AGENTS NOTE

To the rear of the garden, there is a section of land owned by Basildon Council, as is rented by the current owner for approximately £100 per year (subject to final confirmation).





Viewings

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

EPC Rating:

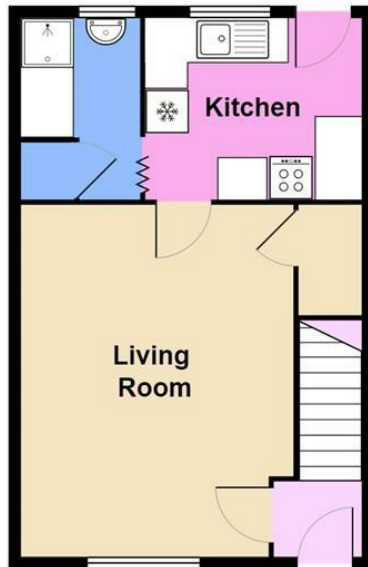
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



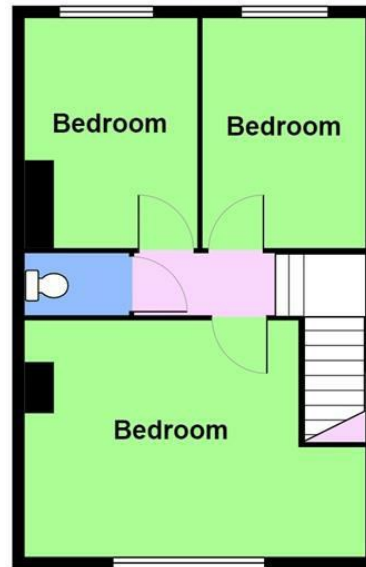
Ground Floor

Area: 34.3 m² ... 369 ft²



1st Floor

Area: 34.3 m² ... 369 ft²



Total Area: 68.6 m² ... 738 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.