



## 8 Darcy Mews High Street, Billericay, CM12 9FR

Offers In Excess Of £425,000

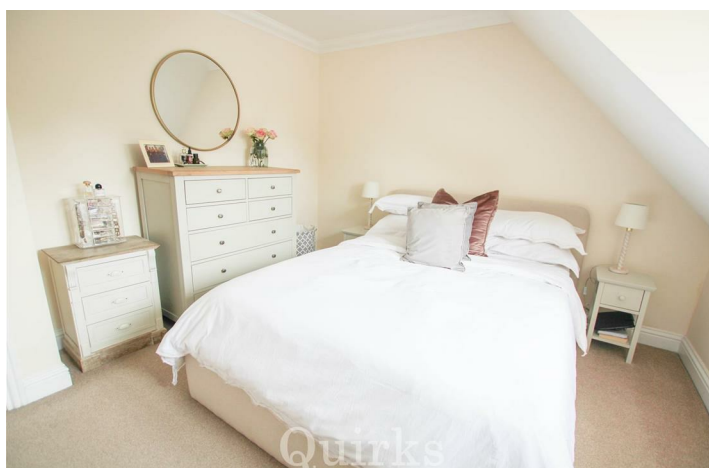
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS W.C
- OPEN PLAN LOUNGE / DINER
- OFF STREET PARKING
- SOUGHT AFTER LOCATION
- TWO ENSUITES
- MODERN KITCHEN
- COURTYARD GARDEN
- EASY WALKING DISTANCE TO THE STATION
- SECURE MEWS DEVELOPMENT



Located in a popular mews just a stones throw away from Billericay's High Street is this spacious two bedroom terraced house. Upon entry is the hallway with stairs directly ahead and the downstairs W.C. The entire right hand side of the ground floor is open to the 23 ft Lounge /Kitchen /Diner. The kitchen has integrated Neff oven, hob, Indesit washer dryer, integrated Fridge Freezer and the dishwasher being brand new. There is ample space for a dining table in and double doors leading out to the well kept courtyard to the rear. On the first floor are two double bedrooms, with bedroom one having an ensuite with a shower cubicle, and bedroom two's ensuite with a bath. Externally, the Mews is set behind secure gates which are fob and code entry only and the property has one parking space directly to the front. Darcy Mews is conveniently located being close to local shops and amenities, Billericay's Mainline Railway Station and close to local Parks. Viewing is recommended to appreciate the location and the size of the property's accommodation.



Council Tax Band: C



Entrance Hall

7'5 x 4'9

Downstairs W.C

5'10 x 3'2

Open Plan Lounge / Kitchen / Diner

23'5" x 18'4" > 11'3

Bedroom One

12'1 x 11'1

Ensuite One

8'8 x 6'4

Bedroom Two

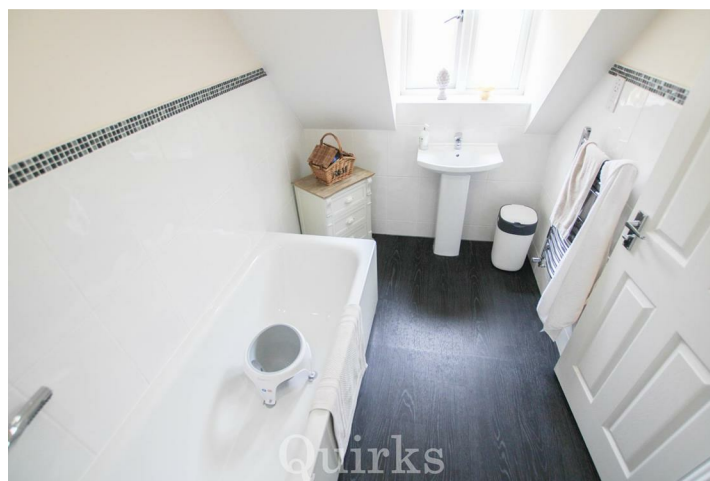
12'3 x 11'9

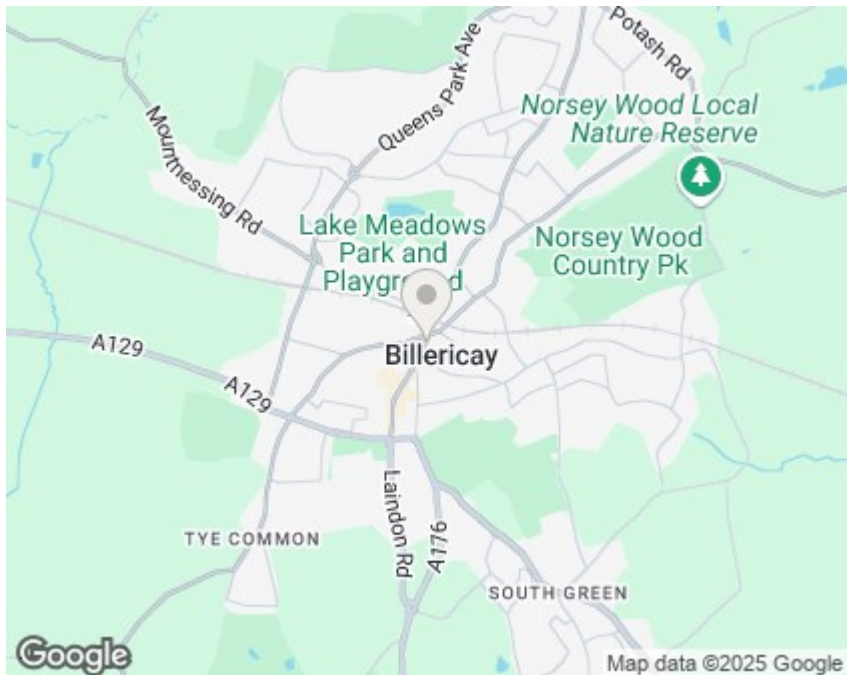
Ensuite Two

9'1 x 5'9

Courtyard Garden

Parking for One Car





## Viewings

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

## EPC Rating:

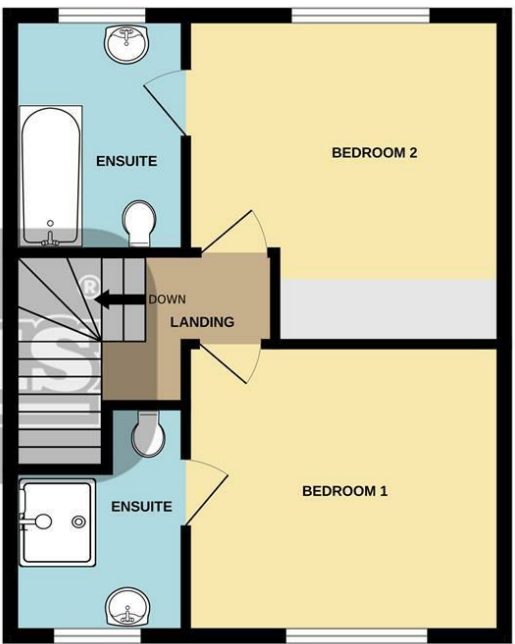
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</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		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 881 sq.ft. (81.8 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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