



30 Celandine Close, Billericay, CM12 0SU

Guide Price £320,000

- NO ONWARD CHAIN
- MODERN KITCHEN
- BUILT IN STORAGE
- CLOSE TO LOCAL SHOPS
- EASY WALK TO PARKS
- GOOD SIZE LOUNGE
- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE GARDEN
- SOUGHT AFTER SCHOOLS NEARBY
- QUEENS PARK LOCATION

Located in the sought-after Queens Park Development, this well-presented two-bedroom terraced house offers a comfortable and modern living space. Ideal for first-time buyers or as an investment property, the house is being sold with no onward chain. Upon entering, you're greeted by a spacious hallway that leads to the modern kitchen, featuring space for an oven, hob, fridge/freezer, and washing machine. To the rear is the bright and airy lounge/diner, with French doors opening to a low-maintenance east-facing garden, perfect for enjoying the outdoors. On the first floor, you'll find two generous double bedrooms, both equipped with built-in storage. The recently updated bathroom is fitted with a three-piece white suite, providing a clean and modern finish. Additional benefits include a detached garage in a nearby block, along with parking space. This charming home is perfect for those looking to get on the property ladder or add to their rental portfolio.



Council Tax Band: C



Entrance Porch
6'10 x 2'9

Hallway
8'8 x 6'10

Kitchen
11'4 x 5'9

Lounge
18'7 x 12'4

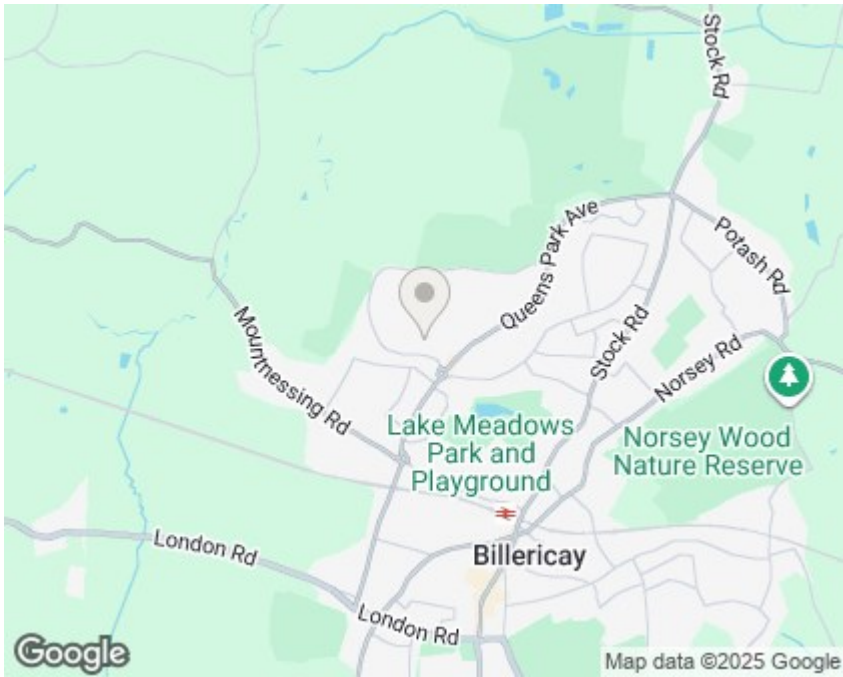
Bedroom One
12'3 x 11'3

Bedroom Two
12'3 x 8'9

Bathroom

6'4 x 6'1





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) A		90
(81-91) B		
(69-80) C	73	
(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



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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