



15 Princes Close, Billericay, CM12 0FJ

Offers In Excess Of £300,000

- ONE BEDROOM
- VERY WELL PRESENTED
- OPEN PLAN LIVING SPACE
- AMPLE BUILT IN STORAGE
- ALLOCATED PARKING
- SEMI DETACHED HOUSE
- MODERN KITCHEN & BATHROOM
- DOUBLE BEDROOM
- LOW MAINTENANCE GARDEN
- ARUNDEL HEIGHTS DEVELOPMENT

Nestled in a quiet spot within the sought-after Arundel Heights Development, this beautifully presented one-bedroom semi-detached house is a perfect choice for first-time buyers. The property welcomes you with an entrance porch featuring a convenient storage cupboard. Step inside to find a bright and spacious lounge, complete with a cozy understairs seating area, ample storage, and a charming bay window offering views of the garden. To the rear, the modern kitchen boasts a stylish range of units, a gas hob, an electric oven, and space for a fridge, freezer, and washing machine. A single door from the kitchen opens directly into the garden, enhancing the indoor-outdoor flow. Upstairs, the landing includes built-in storage and leads to a bathroom finished to a high standard, fully tiled and equipped with a contemporary white suite, including a bath with an overhead electric shower. The double bedroom enjoys a dual-aspect design, filling the space with natural light, and benefits from additional built-in storage. Situated within walking distance of local shops, a park, and a country club, this delightful home offers a perfect blend of convenience and tranquility.



Council Tax Band:



Porch
3'7 x 3'6

Lounge
13'0 x 12'2

Kitchen
13'8 x 4'9

Landing
5'8 x '10

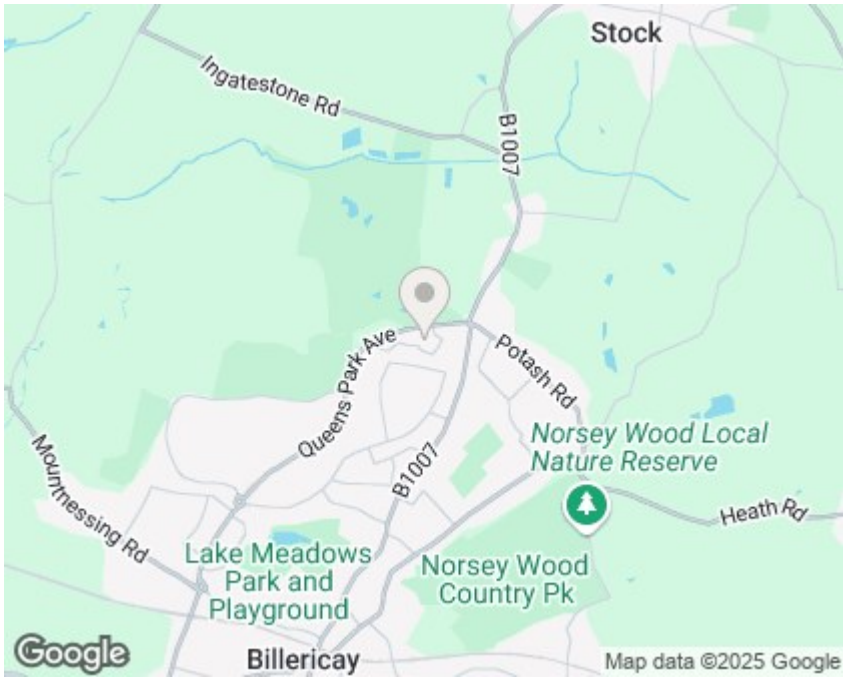
Bedroom
10'7 x 9'8

Bathroom
6'8 x 6'1

Garden
35 x 20

One Allocated Parking Space





Viewings

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

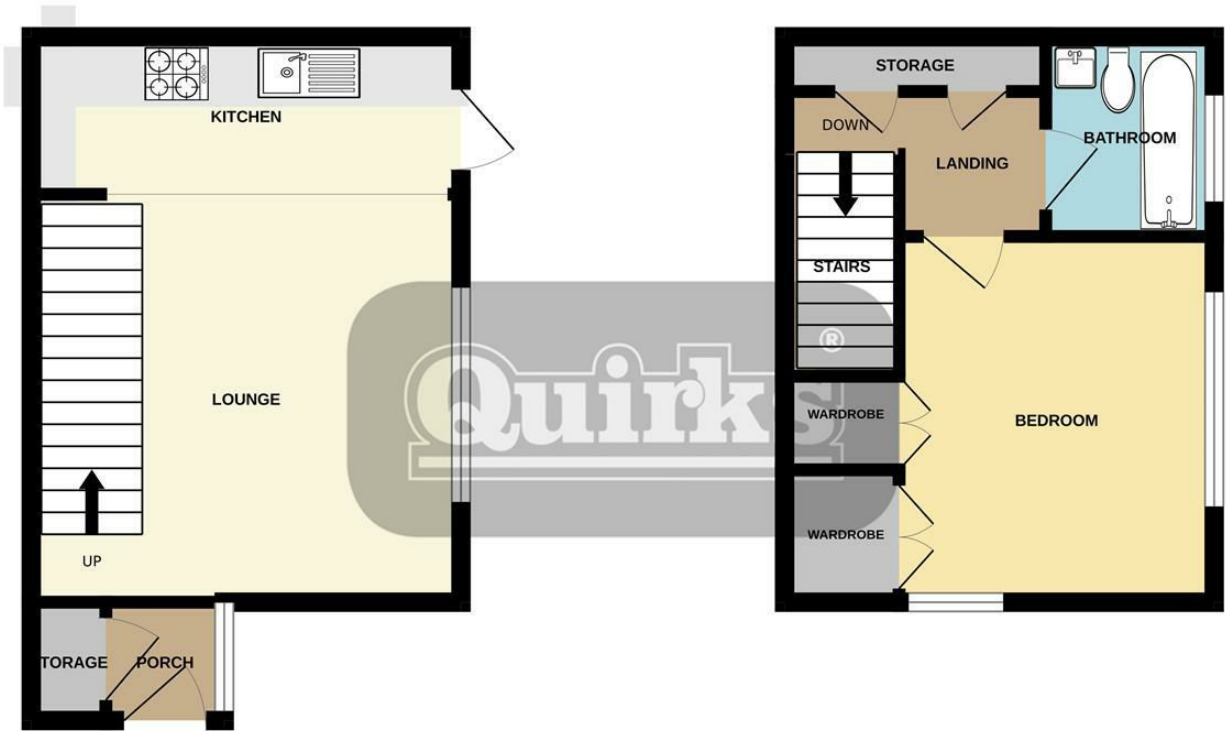
EPC Rating:

D

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

GROUND FLOOR

1ST FLOOR



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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