



30 The Foxgloves, Billericay, CM12 0TE

Chain Free £325,000

- TWO DOUBLE BEDROOMS
- QUIET LOCATION
- CLOSE TO MAINLINE STATION
- GARAGE & PARKING
- MODERN COMBI BOILER
- NO ONWARD CHAIN
- NEARBY SHOPS
- IDEAL FIRST TIME PURCHASE
- EXCELLENT STORAGE SPACE
- POPULAR QUEENS PARK AREA

Situated in a quiet cul-de-sac location, in the popular Queens Park area of Billericay, is this two double bedroom, terraced house, being offered for sale with NO ONWARD CHAIN. Positioned within walking distance of convenience shops, nearby parks, bus routes and Billericay Railway Station, this property is well suited for first time buyers, investors or those looking to downsize but retain two spacious bedrooms. The accommodation includes an entrance hallway with built-in storage cupboard, fitted kitchen to the front aspect with a range of wall and base level units, a modern combination gas boiler and spaces for appliances. To the rear aspect is a lounge / diner with French doors & side windows leading to the established rear garden, with patio area & storage shed, in addition there is nearby allocated parking and a garage. To the first floor of the property are two double bedrooms and a fully tiled bathroom including a low level W.C, pedestal wash hand basin, chrome heated towel rail and paneled bath with electric shower above. The landing area benefits from a sizeable airing cupboard and loft access for additional storage space.



Council Tax Band: C



ENTRANCE HALLWAY

11'0" x 5'6"

KITCHEN

11'1" x 6'4"

LOUNGE / DINER

16'9" x 12'3"

FIRST FLOOR LANDING

BEDROOM ONE

12'2" x 11'1"

BATHROOM

5'11" x 5'9"

BEDROOM TWO

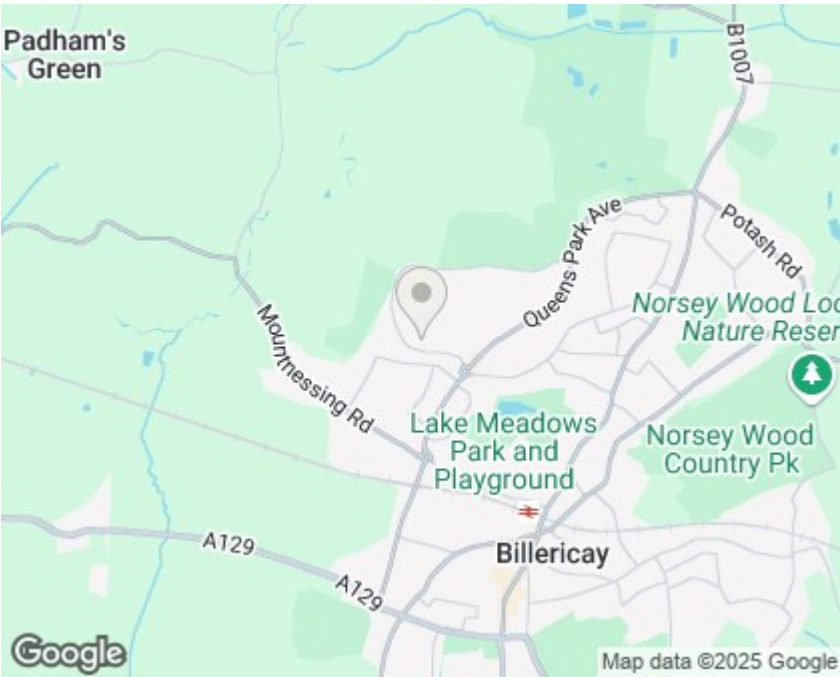
12'3" x 9'9"

FRONT & REAR GARDENS

GARAGE & ALLOCATED PARKING

COUNCIL TAX BAND C





Viewings

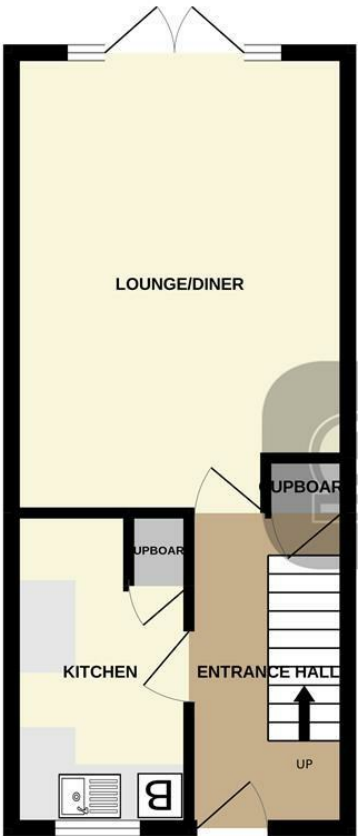
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

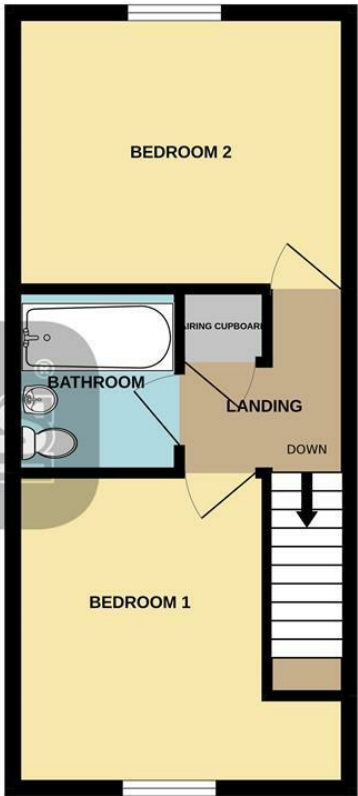
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	74	
(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
327 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 653 sq.ft. (60.7 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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