



19 Coach Mews, Billericay, CM11 1DQ

Offers In Excess Of £415,000

- NO ONWARD CHAIN
- REFITTED BATHROOM
- NEAR TO SCHOOLS
- COMBINATION GAS BOILER
- GARAGE & OFF ROAD PARKING
- SOUTH WEST FACING GARDEN
- SCOPE TO EXTEND (STP)
- MODERN KITCHEN / DINER
- QUIET WALKWAY LOCATION
- THREE BEDROOMS

* NO ONWARD CHAIN * Situated in a quiet walkway position is this three bedroom terraced house making an ideal family home, close to Buttsbury & Mayflower Schools, Norsey Woods Nature Reserve, convenience shops and bus routes. South West facing rear garden, Summerhouse, off road parking and garage in nearby block. Entrance door, leading to the hallway, modern fitted kitchen / diner, with integrated appliances and breakfast bar, Vaillant combination gas boiler, lounge with plenty of natural light, feature fireplace and fitted storage cabinets. Sunny aspect rear garden, backing onto school playing field, decking area, timber built summerhouse, gated access for gardening equipment and recycling. To the first floor is a landing area with built in airing cupboard, leading to three bedroom all with built-in wardrobes. The family bathroom has been refitted, with a fully tiled white suite, including bath with fitted shower screen and shower attachment. This property has plenty of potential to extend as similar neighbouring houses have already done, including to the ground floor and into the loft area, subject to planning consent being granted.



Council Tax Band: C



ENTRANCE HALLWAY

7'2" x 6'2"

KITCHEN / DINER

13'11" x 12'7"

LOUNGE

15'8" x 11'0"

FIRST FLOOR LANDING

9'4" x 7'10"

BEDROOM ONE

12'11" x 9'1"

BEDROOM TWO

9'10" x 7'9"

BEDROOM THREE

7'9" x 6'7"

FAMILY BATHROOM

7'10" x 5'4"

SOUTH WEST FACING REAR GARDEN

47'0" x 16'0"

SUMMERHOUSE

9'10" x 7'9"

GARAGE IN BLOCK & OFF ROAD PARKING





Viewings

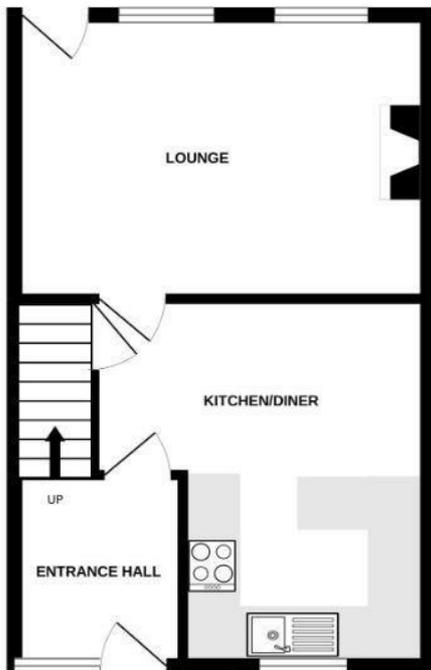
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

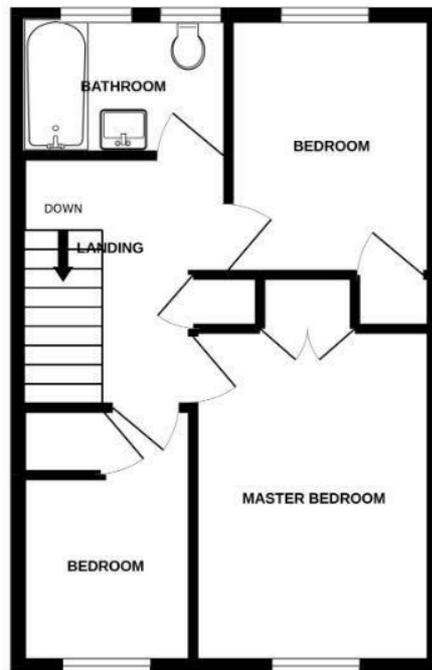
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		63	
(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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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