



## 3 Coxbridge Court, Billericay, CM12 9DA

Guide Price £300,000

- END OF TERRACE
- NO ONWARD CHAIN
- NEW CARPETS
- MODERN INTEGRATED KITCHEN
- EXCELLENT BUILT-IN STORAGE
- FREEHOLD HOUSE
- PRIVATE DEVELOPMENT
- FRESHLY DECORATED
- IDEAL FIRST TIME PURCHASE
- TWO PARKING SPACES

Situated in a private mews location, just off Western Road, is this recently updated one bedroom, end of terrace house, with two allocated parking spaces. This property would make an ideal first time purchase and is being offered for sale with NO ONWARD CHAIN. This secluded and quiet location is just a short walk to Billericay High Street and Mainline Railway Station, serving London Liverpool Street. Internally this freshly decorated property, has new carpets throughout and the accommodation includes an entrance porch, a naturally light, dual aspect living room, with understairs storage cupboard, this room overlooks the beautifully maintained communal garden. The modern integrated kitchen includes a stainless steel inset sink, fridge / freezer, washing machine, oven and electric hob, with extractor fan above. The first floor landing has access to the loft and a built in double storage cupboard, housing the combination gas boiler, there is also a fitted hanging rail for clothes. The bathroom is fully tiled with a modern white suite, including paneled bath with fitted shower screen, low level W.C, pedestal wash hand basin and chrome heated towel rail. The bedroom one is a comfortable double room, with a good size built-in wardrobe over the stairs, there is still ample room for further storage and side tables. Houses 1-5 Coxbridge Court share a gated garden area. Properties in this sought after location rarely come to the market, so early viewing is strongly advised.



Council Tax Band: C



ENTRANCE PORCH

DUAL ASPECT LIVING ROOM

12'9 x 10'2

MODERN KITCHEN / DINER

12'9 x 6'0

FIRST FLOOR LANDING

BEDROOM WITH BUILT-IN STORAGE

10'3 x 9'6

BATHROOM

6'4 x 6'2

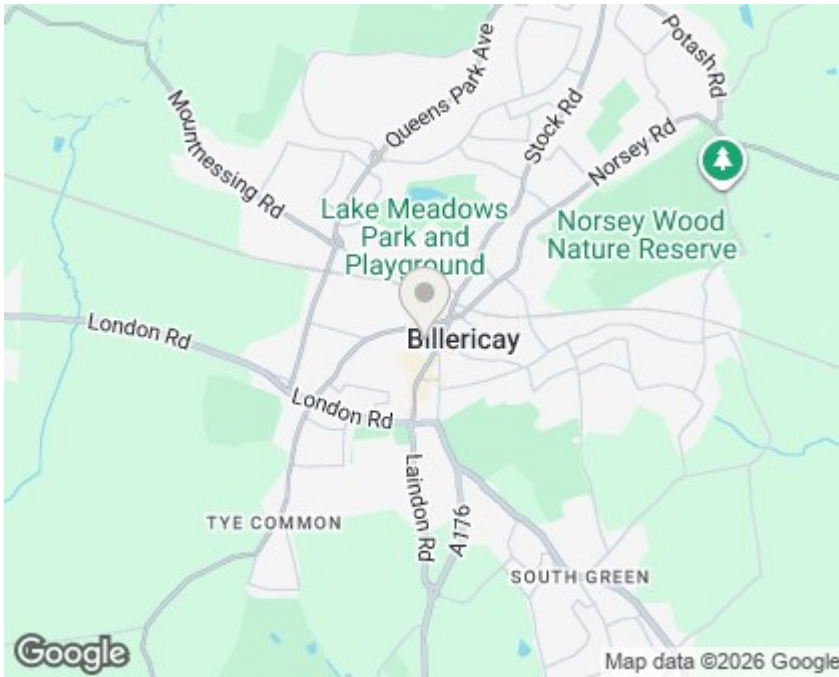
TWO ALLOCATED PARKING SPACES

COMMUNAL GARDENS

MANAGEMENT FEES

This is a freehold house, there is a service charge for the maintenance of the communal grounds, paid to Firstport Residential Property Management, please enquire for further information





## 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			
(81-91) B			90
(69-80) C		71	
(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  
218 sq.ft. (20.3 sq.m.) approx.

