



8 Crescent Close, Billericay, CM12 0HT

Asking Price £495,000

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- WELL PRESENTED
- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- MODERN KITCHEN AND BATHROOM
- DETACHED GARAGE
- LOW MAINTENANCE GARDEN
- PARKING FOR ONE CAR
- WALKING DISTANCE TO STATION

Offered with no onward chain, this well presented three bedroom Semi Detached Home is set in a popular location, falling in the Brightside school catchment and a short walk from the High Street, mainline station and local park. The property opens into an entrance hall with understairs storage. The lounge is positioned to the front, with a separate dining room to the rear featuring double French doors opening onto the garden. The kitchen has been fitted in a modern style, offering space for appliances and a further back door providing direct access to the rear. To the first floor are two double bedrooms, a well-proportioned single bedroom, and a shower room which was refitted approximately two years ago. Externally, the rear garden is low maintenance in design. The property also benefits from a detached garage at the end of the garden, with parking available within, as well as permit parking on the surrounding roads.

 3

 1

 2



Council Tax Band: D



Porch

Entrance Hall

12'1 x 5'4

Living Room

13'7 x 11'10

Dining Room

11'1 x 9'8

Kitchen

11'1 x 7'8

Landing

8'4 x 6'4

Bedroom One

11'1 x 10'11

Bedroom Two

11'9 x 10'

Bedroom Three

8'7 x 7'3

Bathroom

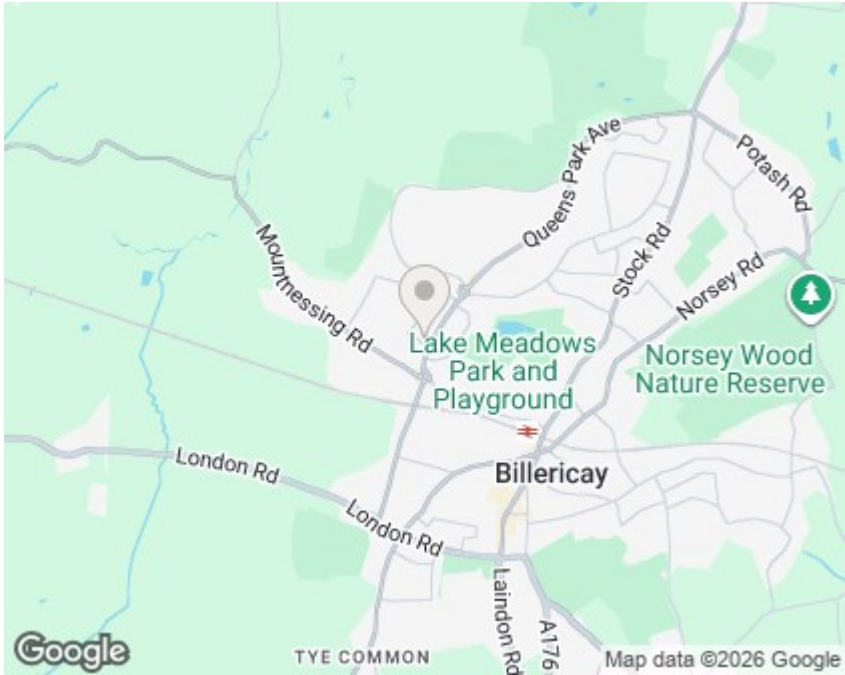
6'5 x 5'7

Garage

20'3 x 10'1

Garden





Viewings

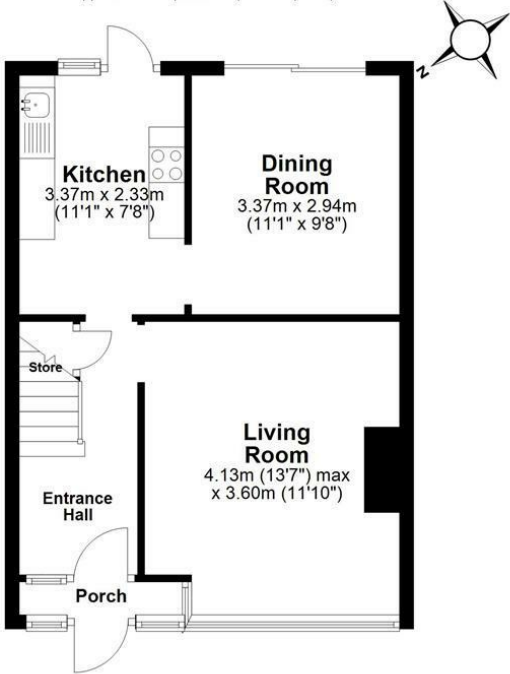
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

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

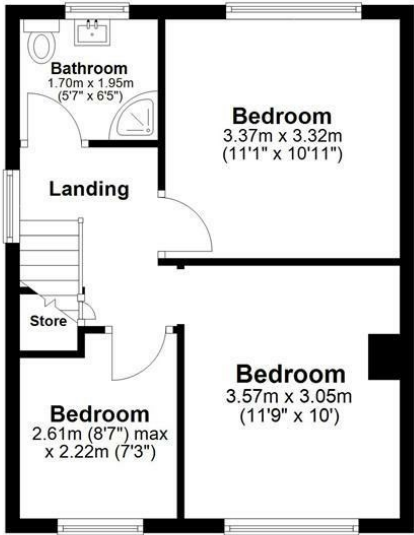
Ground Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



Outbuilding

Approx. 18.9 sq. metres (203.1 sq. feet)



Total area: approx. 97.5 sq. metres (1049.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Crescent Close