



## 12 Burns Close, Billericay, CM11 1LS

Asking Price £300,000

- TWO BEDROOMS
- SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE / DINER
- KITCHEN WITH INTEGRATED APPLIANCES
- TWO PARKING SPACES
- FIRST FLOOR
- ENSUITE TO MASTER BEDROOM
- JULIET BALCONY
- AIRING CUPBOARD
- NO ONWARD CHAIN

# 12 Burns Close, Billericay CM11 1LS

Situated on the highly sought-after Stockfield Manor development, this superbly presented first floor two bedroom apartment is ideally positioned within walking distance of Billericay Mainline Railway Station and the High Street, making it perfectly suited for commuters and those looking to enjoy the convenience of town centre living. Offering spacious and well-proportioned accommodation throughout, the property is presented in excellent decorative order and benefits from an entry phone security system, gas central heating and UPVC double glazing. The accommodation comprises two double bedrooms, with the principal bedroom benefiting from an ensuite shower room, in addition to a separate bathroom. A particular feature of the property is the impressive 19'9 lounge, enjoying elevated outlooks and a Juliet balcony allowing plenty of natural light to flood the room. The fitted kitchen offers a range of integrated appliances, whilst the entrance hall also benefits from a useful airing cupboard providing additional storage. Externally, the property benefits from two allocated parking spaces and is being offered for sale with the added advantage of NO ONWARD CHAIN.



Council Tax Band: D



**HALLWAY**

13'5 x 9'3

**LOUNGE / DINER**

16'8 x 10'5

**KITCHEN**

8'0 x 7'3

**BATHROOM**

6'8 x 5'5

**BEDROOM ONE**

12'2 x 10'8

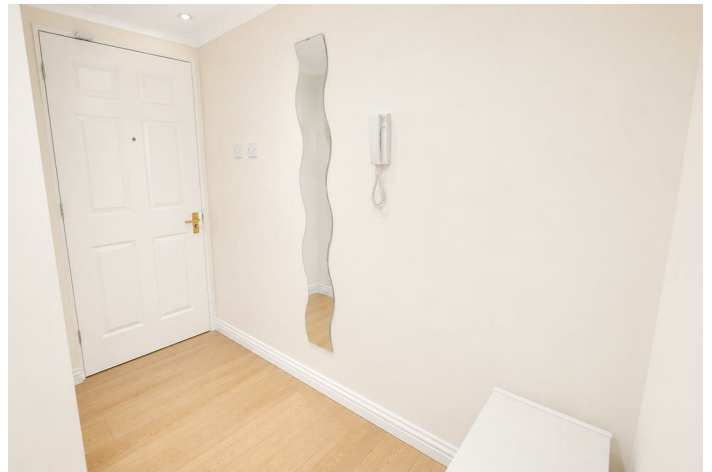
**ENSUITE**

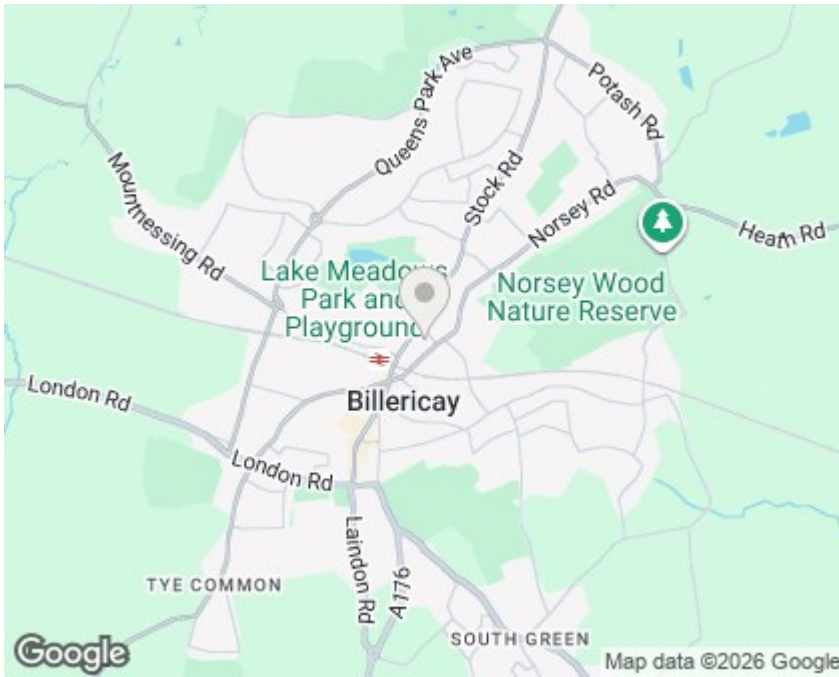
5'9 x 4'6

**BEDROOM TWO**

10'0 x 10'0

**TWO PARKING SPACES**



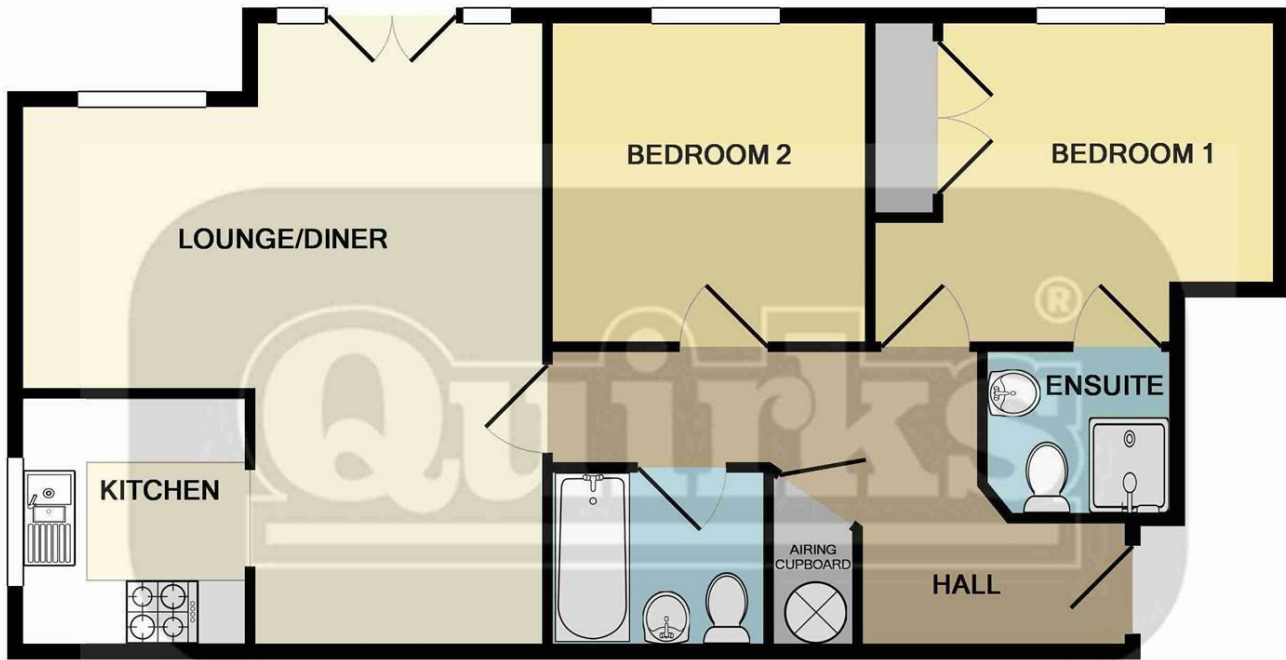


## Viewings

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 713 SQ.FT. (66.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2016