



28 Belgrave Road, Billericay, CM12 0TX

Offers In Excess Of £275,000

- FREEHOLD ONE BEDROOM HOUSE
- BEDROOM WITH BUILT-IN STORAGE
- NO ONWARD CHAIN
- IDEAL FIRST TIME PURCHASE
- KITCHEN WITH APPLIANCES
- SOUTH FACING REAR GARDEN
- NEAR TO SHOPS & LAKE MEADOWS PARK
- ALLOCATED PARKING SPACE
- MODERN REFITTED SHOWER ROOM
- EARLY VIEWING ADVISED

Quirks are pleased to offer this well presented, one bedroom freehold house, with a secluded South facing rear garden and allocated parking. This property is located in a quiet and convenient location on the Queens Park Development. Walking distance of the Aldi Supermarket and shops at The Pantiles and just a short distance to Lake Meadows Park and Billericay Mainline Station. The entrance porch leads to a naturally light living room with garden access and a dual aspect kitchen / breakfast room, with fitted breakfast bar, stainless steel sink / drainer, freestanding washing machine, oven and fridge / freezer included in the sale, built-in understairs storage cupboard. The first floor landing has a window to front aspect, large storage cupboard housing the Worcester gas boiler (untested) and there is also access to the loft area. The spacious bedroom overlooks the rear garden, with a built-in wardrobe with hanging rail and plenty of space for further wardrobes or side units. There is a modern refitted shower room, with fully tiled walls, including low level W.C, vanity unit wash hand basin, large walk-in shower and chrome heated towel rail and inset spotlights to the ceiling. Offered for sale with NO ONWARD CHAIN.



Council Tax Band: B



ENTRANCE PORCH

3'9 x 2'7

KITCHEN / BREAKFAST ROOM

13'2 x 6'4

LIVING ROOM

13'3 x 12'1

FIRST FLOOR LANDING

5'8 x 3'2

BEDROOM

12'2 x 10'10

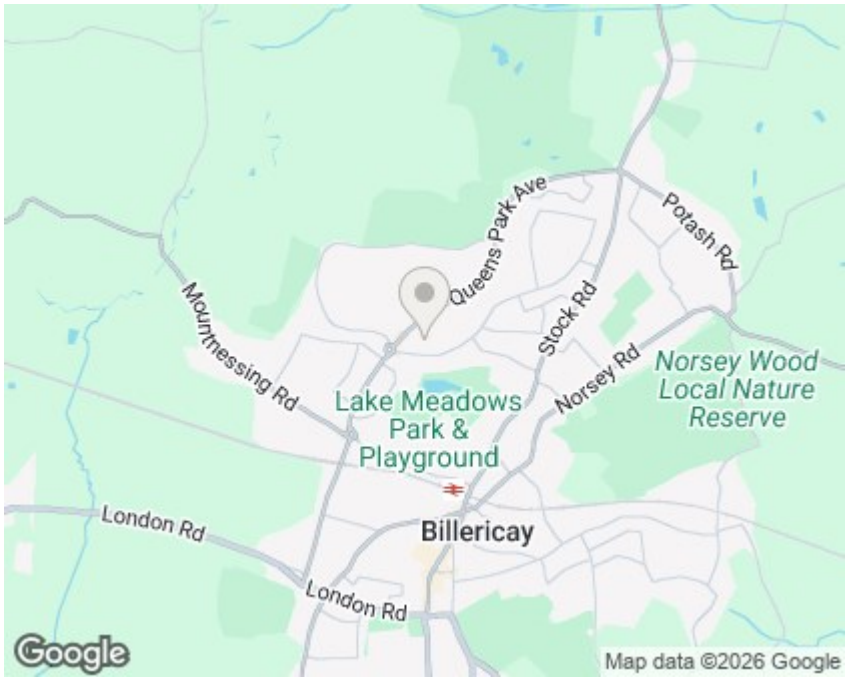
REFITTED SHOWER ROOM

7' x 6'4

ALLOCATED PARKING SPACE

36 FT (10.97m) SOUTH FACING GARDEN





Viewings

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

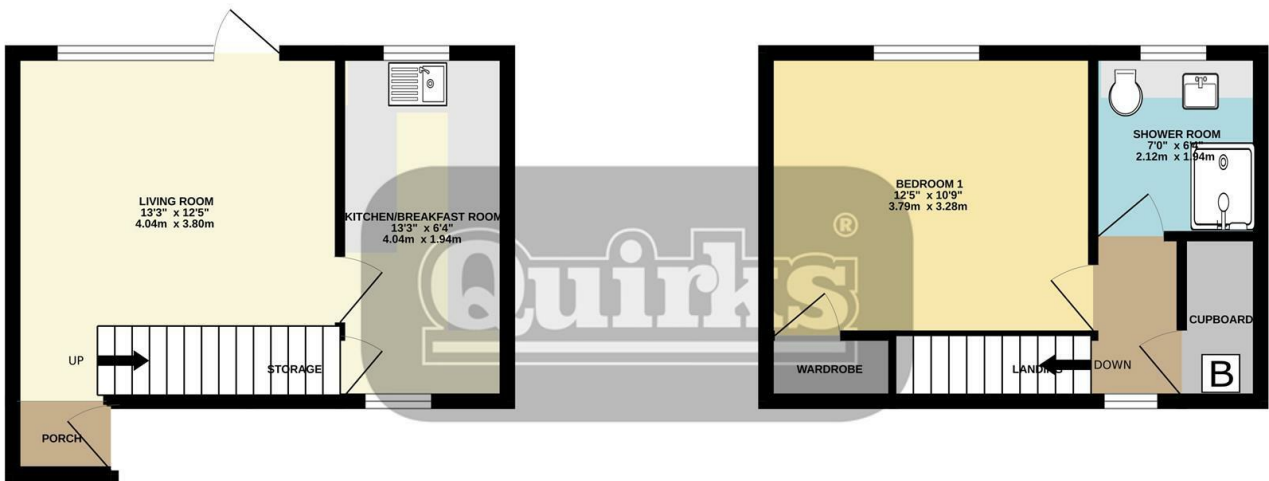
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
260 sq.ft. (24.1 sq.m.) approx.

1ST FLOOR
249 sq.ft. (23.1 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 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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