



32 Marlborough Way, Billericay, CM12 0YJ

Asking Price £260,000

- ONE BEDROOM HOUSE
- PRIVATE GARDEN
- DOUBLE BEDROOM
- BUILT IN STORAGE
- CLOSE TO LOCAL PARKS
- NO ONWARE CHAIN
- ALLOCATED PARKING
- GALLEY KITCHEN
- POPULAR QUEENS PARK DEVELOPMENT
- IDEAL FIRST PURCHASE

Situated in the popular Queens Park area of Billericay and offered with no onward chain is this one bedroom house, benefiting from its own private garden and allocated parking space. Upon entry is the living room, with stairs rising to the first floor and a separate galley kitchen to the rear. Upstairs is a double bedroom and bathroom, together with useful wardrobe and storage space at the top of the stairs. Outside, the property benefits from its own private garden, along with one allocated parking space. Marlborough Way is conveniently positioned within walking distance of both Lake Meadows and Queens Park Country Park, while local shops and amenities are also close by. Billericay High Street and mainline railway station are within easy reach. Offered with no onward chain, the property would make an ideal first purchase or investment in a popular area of Billericay.



Council Tax Band: B



Living Room

14'9 x 12'1

Kitchen

12'1 x 5'11

Landing

Bathroom

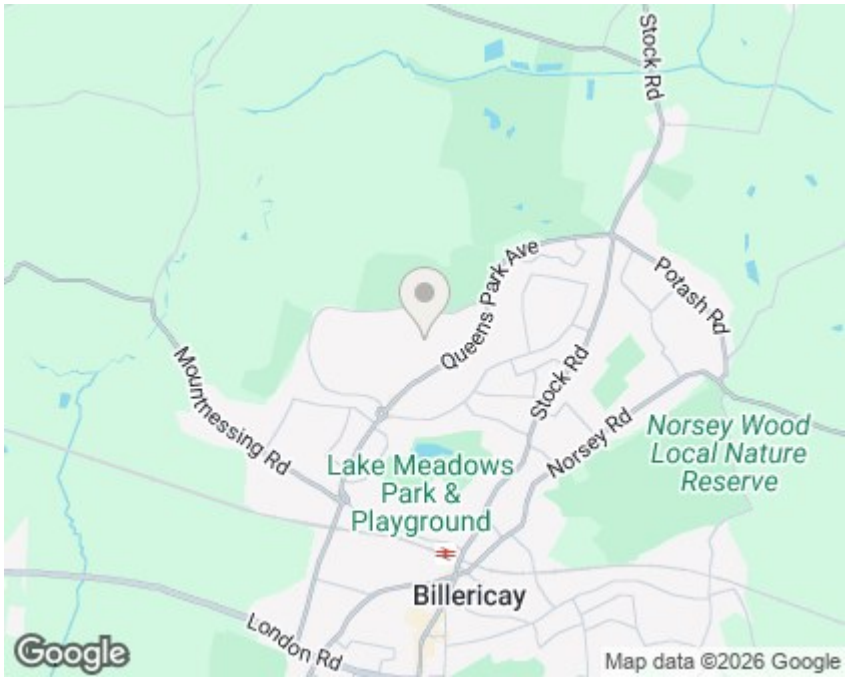
6'8 x 5'5

Bedroom

11'7 x 11'4

Separate Private Garden





Viewings

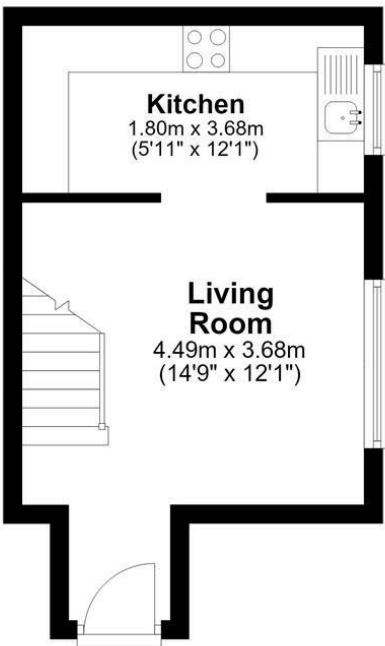
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

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

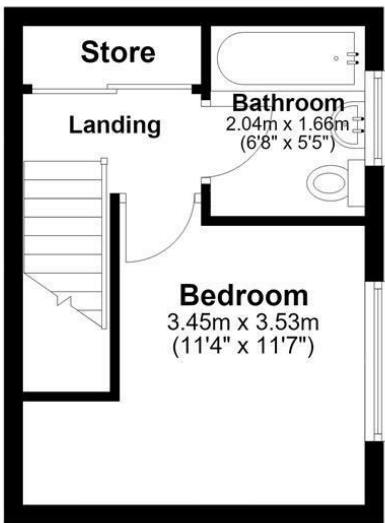
Ground Floor

Approx. 20.6 sq. metres (221.3 sq. feet)



First Floor

Approx. 19.3 sq. metres (207.4 sq. feet)



Total area: approx. 39.8 sq. metres (428.7 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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Plan produced using PlanUp.

Marlborough Way