

25 Langham Crescent, Billericay CM12 9RB
£225,000



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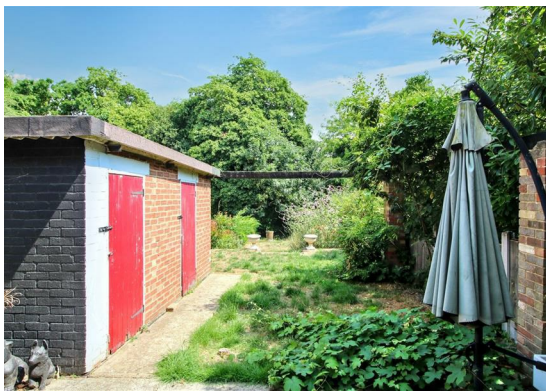
Located just over a mile of Billericay High Street and offering well proportioned accommodation an opportunity to acquire this spacious one-bedroom ground floor maisonette with the benefit of its own private rear garden.

The property, could be an ideal first purchase or investment opportunity and can be accessed via its own private entrance to a generous reception hallway with doors leading to a bathroom, separate W.C. large double bedroom with built in storage at the front, and modern fitted kitchen (within last 2 years) recently re-fitted, with space to accommodate modern appliances. The bright and airy lounge is also of good size with double glazed French doors opening to the rear garden.

The private rear garden is of good size and commences with concreted patio area and pathway to two useful brick-built storage sheds, the remainder is laid to lawn with side pedestrian access via gate leads to the front.

To the front of the property, there is scope for off road parking behind hedgerow and lawned area.

The vendor confirms - Lease 89 Years remaining. Service charge for the current year £900.00 Peppercorn ground rent.





ENTRANCE HALL
7'8 x 7'0 (2.34m x
2.13m)

LOUNGE
12'0 x 11'3 (3.66m x
3.43m)

KITCHEN
8'0 x 8'0 (2.44m x
2.44m)

BEDROOM
13' x 11'5 (3.96m x
3.48m)

BATHROOM/W.C.
5'5 x 5'4 (1.65m x
1.63m)

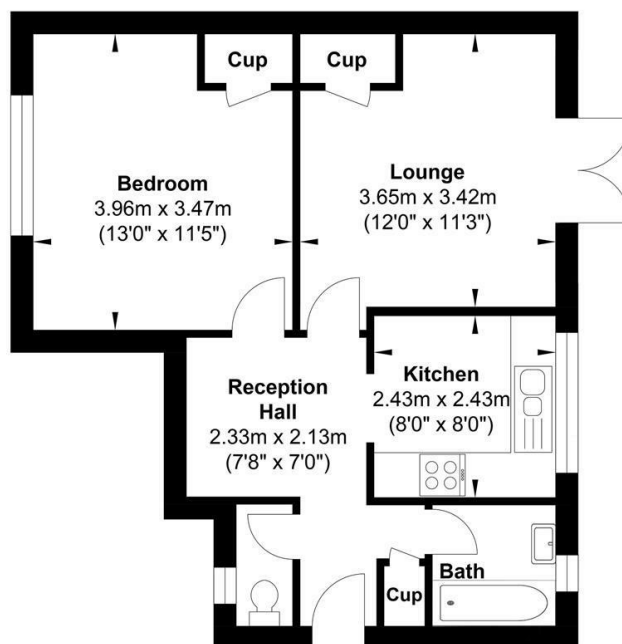
PRIVATE REAR GARDEN

EXTERNAL STORAGE SHEDS

BILLERICAY HIGH STREET
APPROX. 1 MILE

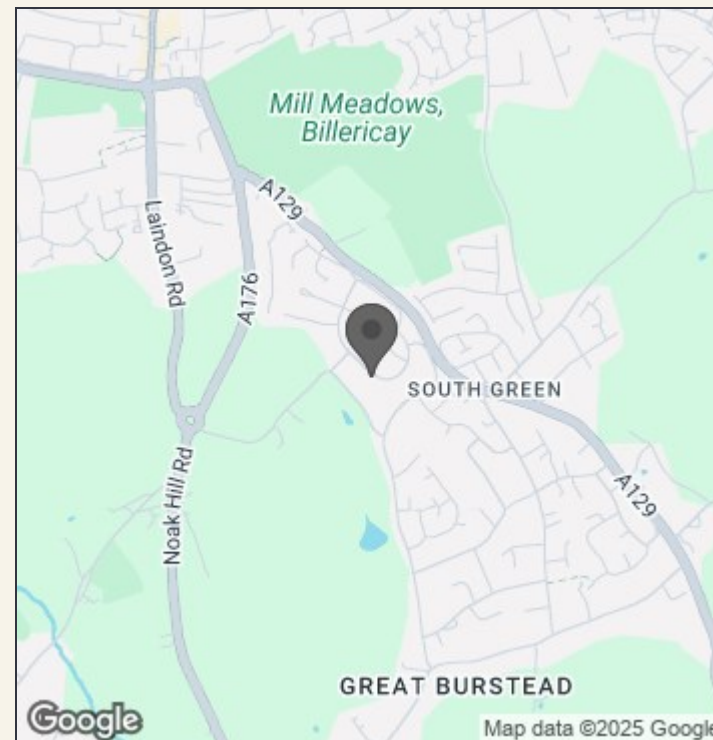
CLOSE TO LOCAL SHOP &
SCHOOLS





Gross Internal Floor Area : 44.5 m2 ... 479 ft2

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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