



**Connells**

Radstocks Stock Road  
Billericay



Radstocks Stock Road  
Billericay CM12 0AD

for sale offers in excess of  
**£350,000**



### Property Description

This property is extremely well presented and ready to move into making it the perfect property for first time buyers and investors. It is ideally positioned close to the train station with direct links into Liverpool Street and the high street for shopping for the essentials or just enjoying the wide choice of bars, restaurants and takeaways.

There is an entrance lobby that contains the resident post boxes and a security intercom system for entry into the building. The property is west facing so enjoys lots of natural light and you get a sense of space and light as you enter the unusually large welcoming hallway.

There are two good sized bedrooms with the master having a range of fitted wardrobes offering plenty of storage. The open plan living area has everything you need for enjoying time at home with a modern well presented kitchen that includes integrated appliances, space for a dining table and lots of further space for that all important sofa and chairs.

This is an attractive building that also has the benefit of allocated parking in the good size car park, this is well worth viewing to appreciate its space and location.



## Entrance Hall

10' 5" x 7' 1" ( 3.17m x 2.16m )

## Open Plan Living Area

26' 2" x 9' 9" ( 7.98m x 2.97m )

## Bedroom One

10' 8" x 8' 6" ( 3.25m x 2.59m )

## Bedroom Two

11' 5" x 6' 4" ( 3.48m x 1.93m )

## Bathroom

10' 4" x 5' 3" ( 3.15m x 1.60m )











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01277 655 555**  
**E [billericay@connells.co.uk](mailto:billericay@connells.co.uk)**

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**EPC Rating: Awaited**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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