

# ParaBar Estates



## Lime Place, Basildon

Asking Price £375,000

- IMMACULATE CONDITION
- MODERN INTEGRATED KITCHEN (APPROX 3 YEARS OLD)
- PARKING FOR TWO CARS
- THREE BEDROOMS
- GOOD SIZE WEST FACING GARDEN
- CONVENIENT FOR LAINDON STATION & A127
- GENEROUS SIZE LOUNGE DINER
- QUIET CUL DE SAC LOCATION

106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

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www.parabar.co.uk



# Lime Place, Basildon

\* IMMACULATE CONDITION \* THREE BEDROOMS \* GENEROUS SIZE LOUNGE DINER \* MODERN INTEGRATED KITCHEN (APPROX 3 YEARS OLD ) \* GOOD SIZE WEST FACING GARDEN \* QUIET CUL DE SAC LOCATION \* PARKING FOR TWO CARS \* CONVENIENT FOR LAINDON STATION & A127 \* This attractive family home has been lovingly maintained by the current owners & boasts a modern newly refitted kitchen ( approx 3 years ago ) & is conveniently located for rail, A127 & local schools. Council tax band D



Council Tax Band: D



## **ENTRANCE**

### **LOUNGE DINER**

21'7" x 8'11"

French doors leading out to garden

### **KITCHEN**

11'3" x 7'10"

## **FIRST FLOOR**

### **MASTER BEDROOM**

10'4" x 9'6"

### **BEDROOM TWO**

11'9" x 7'3"

### **BEDROOM THREE**

8'7" x 9'7"

### **BATHROOM**

8'3" x 6'6"

## **EXTERIOR**

Front : two parking spaces

Rear : Patio area, remainder laid to lawn, shed , rear access gate



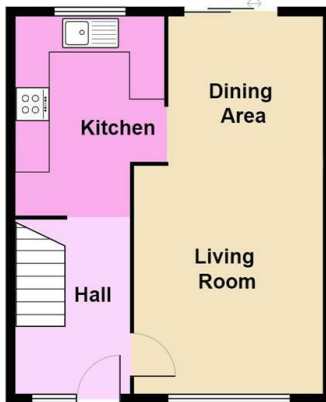


Ground Floor Area: 35.5 m<sup>2</sup> ... 382 ft<sup>2</sup>  
 1st Floor Area: 35.5 m<sup>2</sup> ... 382 ft<sup>2</sup>  
 Total Area: 71.0 m<sup>2</sup> ... 764 ft<sup>2</sup>

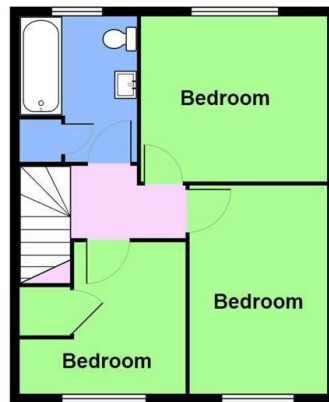
Whilst every effort has been made to ensure accurate measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes and is not to be used as such.

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**Ground Floor**  
Area: 35.5 m<sup>2</sup> ... 382 ft<sup>2</sup>



**1st Floor**  
Area: 35.5 m<sup>2</sup> ... 382 ft<sup>2</sup>

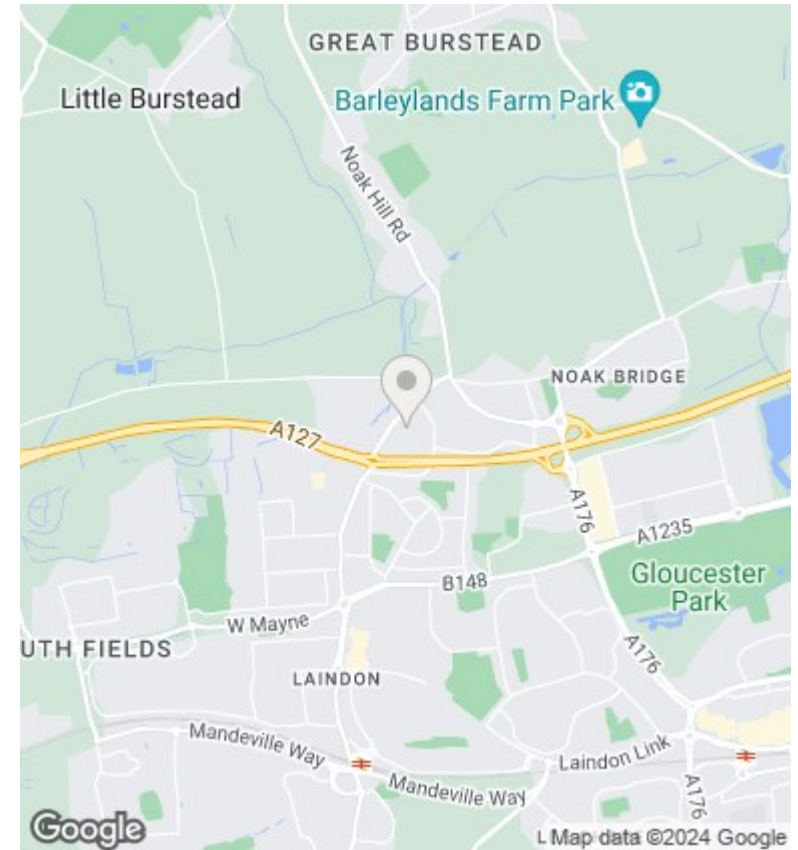


Total Area: 71.0 m<sup>2</sup> ... 764 ft<sup>2</sup>



NINE Energy Associates Limited  
Energy Performance Certificate - Floor Plans

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## Directions

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## Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		64	
(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	

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