

# ParaBar Estates



## Coopers Drive, Billericay

Asking Price £575,000

- THREE BEDROOMS
- MODERN ENSUITE
- SECLUDED REAR GARDEN
- POPULAR COOPERS CROFT DEVELOPMENT
- DETACHED HOME
- GOOD SIZE LOUNGE
- GARAGE WITH PARKING
- MODERN KITCHEN DINER
- CUL DE SAC LOCATION
- MODERN BATHROOM

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

[info@parabar.co.uk](mailto:info@parabar.co.uk)  
[www.parabar.co.uk](http://www.parabar.co.uk)



# Coopers Drive, Billericay

\* THREE BEDROOMS \* DETACHED HOME \* OPEN PLAN KITCHEN DINER \* MODERN ENSUITE \* MODERN BATHROOM \* GARAGE WITH PARKING \* SECLUDED REAR GARDEN \* Located on the popular Cooper Croft Development in a Cul De Sac is this three bedroom detached home. This home also has a good size lounge and has been kept in good condition by the owners.



Council Tax Band: E



**ENTRANCE**

**KITCHEN DINER**

23 x 18'1

**LOUNGE**

18'1 x 10'5

**FIRST FLOOR**

**BEDROOM ONE**

11'8 x 8'6

**ENSUITE**

6'4 x 5

**BEDROOM TWO**

10'8 x 8'5

**BEDROOM THREE**

9'6 x 9'5

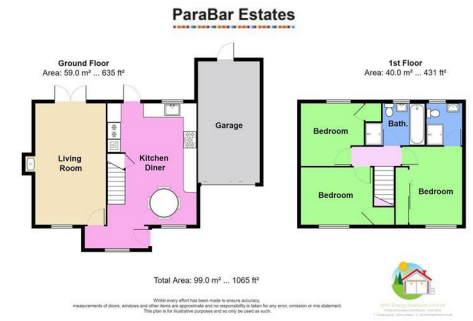
**FAMILY BATHROOM**

6'8 x 5'5

**GARAGE**

**REAR GARDEN**





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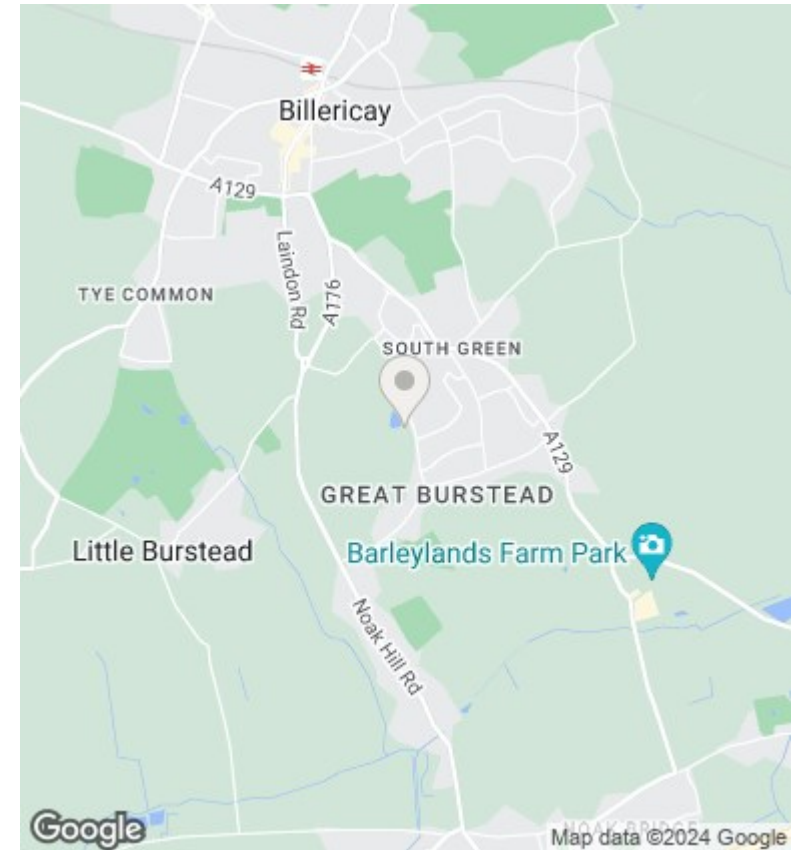


Total Area: 99.0 m<sup>2</sup> ... 1065 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



AIW Energy Assessors Limited  
Energy Performance Certificates - Floor Plans  
T: 01277 656363 - E: info@aiwenergy.co.uk



## Directions

106 High Street, Billericay, Essex, CM12 9BY  
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## Viewings

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

## Council Tax Band

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			85
(69-80) <b>C</b>		68	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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