

# ParaBar Estates



Outwood Farm Close, Billericay

Offers Over £425,000

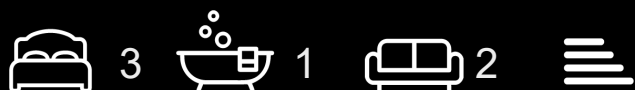
- THREE BEDROOMS
- MODERN KITCHEN
- SECLUDED REAR GARDEN
- MODERN BATHROOM
- CUL SAC LOCATION
- SEMI DETACHED
- CONSERVATORY
- DRIVEWAY FOR TWO CARS
- SUNNYMEDE AND BILLERICAY SCHOOLS
- DOUBLE GLAZED

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

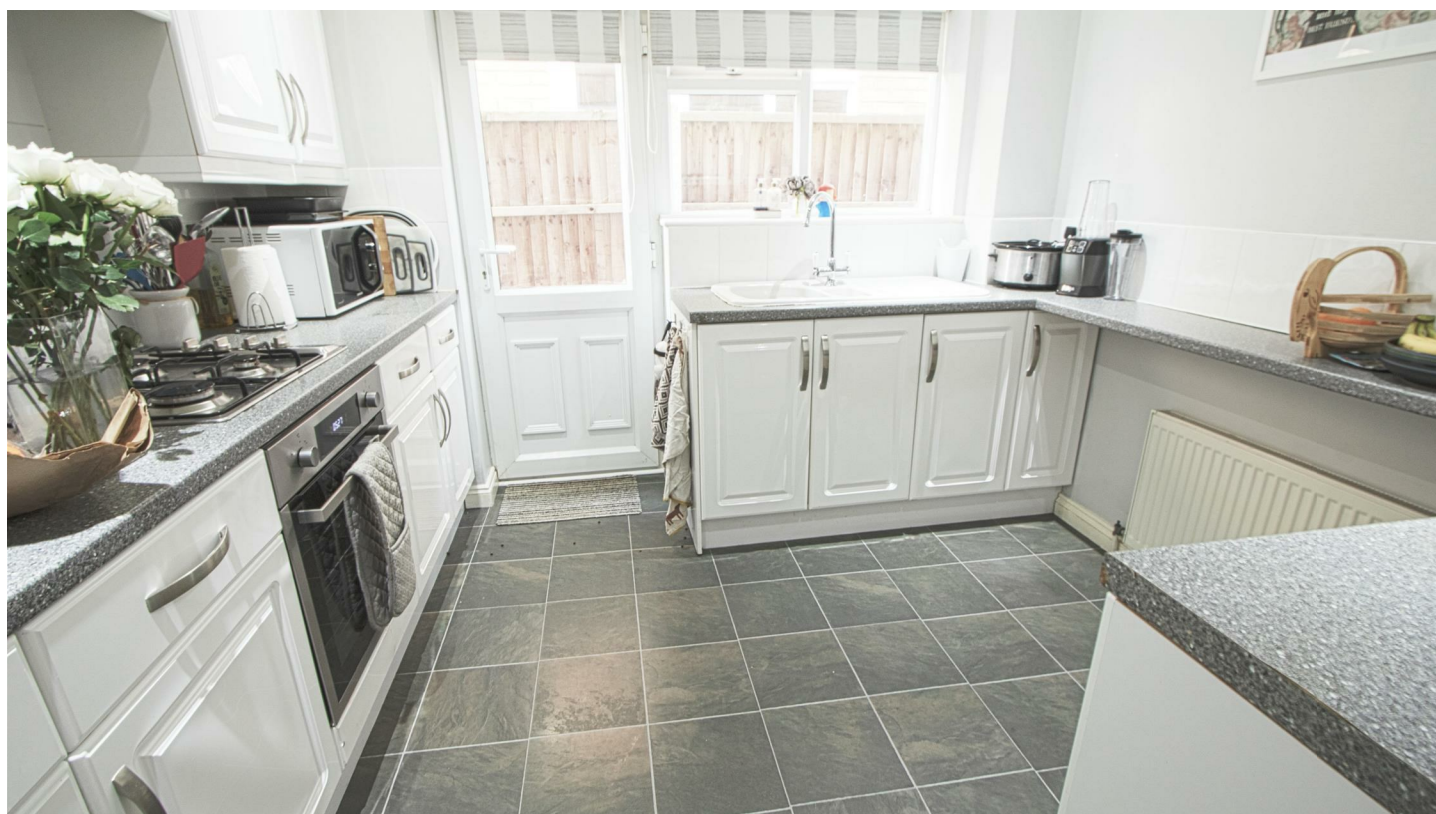
info@parabar.co.uk  
www.parabar.co.uk

# Outwood Farm Close, Billericay

\* THREE BEDROOMS \* MODERN KITCHEN \* CONSERVATORY \* GARAGE WITH PARKING \* SECLUDED REAR GARDEN \* SEMI DETACHED \* MODERN BATHROOM \* DOUBLE GLAZED \*  
Located in a quiet Cul De Sac within a short walk to Norsey Woods is this three bedroom semi detached home with good size lounge ,kitchen ,conservatory and garage with off street parking. This property has been kept in good condition by the current owner.



Council Tax Band:



**ENTRANCE HALL**

**LOUNGE**

15'3 x 11'8

**KITCHEN**

9'10 x 9'5

**CONSERVATORY**

13 x 10

**FIRST FLOOR**

**BEDROOM ONE**

13'6 x 9'2

**BEDROOM TWO**

8'10 x 7'10

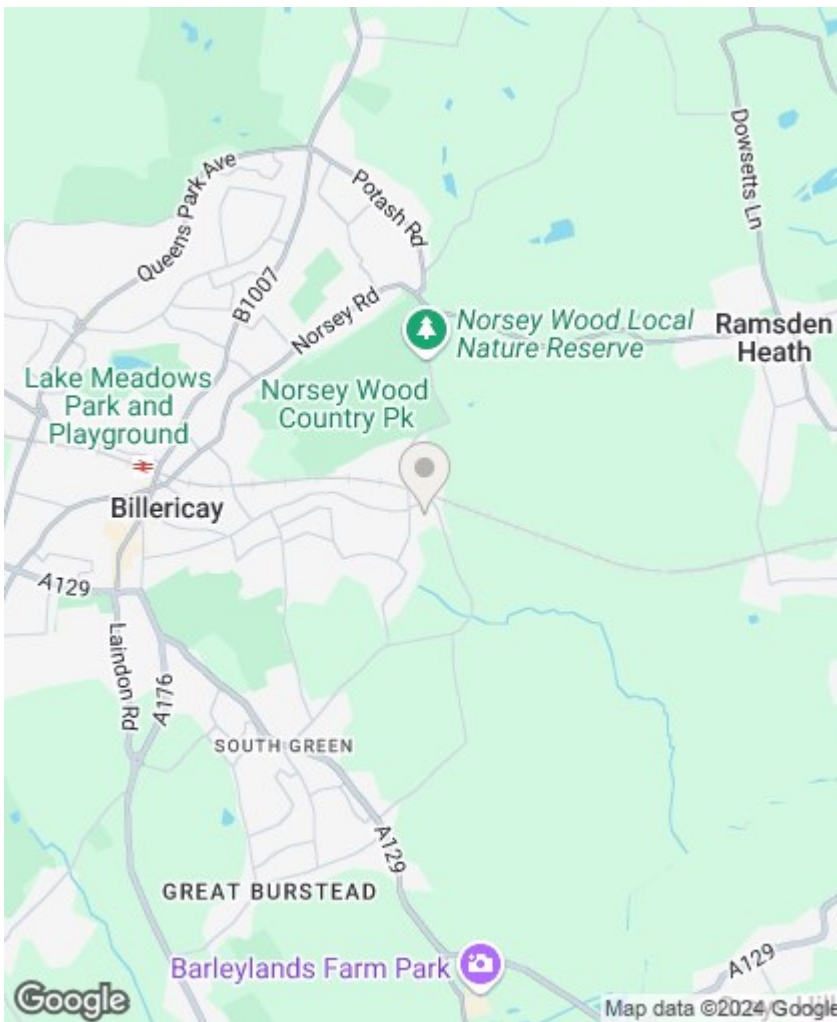
**BEDROOM THREE**

9'4 x 6

**BATHROOM**

**GARAGE**

**EXTERIOR**



## Directions

## Viewings

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

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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	

