

# ParaBar Estates



## Lower Cloister, Billericay

Offers Over £550,000

- THREE BEDROOMS
- SHORT WALK TO HIGH STREET & STATION
- MODERN BATHROOM
- STUNNING CONDITION

- MODERN KITCHEN DINER
- GOOD SIZE LOUNGE
- SECLUDED REAR GARDEN

- DETACHED GARDEN ROOM
- UTILITY ROOM
- CUL DE SAC LOCATION

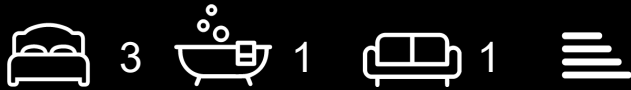
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# Lower Cloister, Billericay

\* LOCATION \* LOCATION \* LOCATION \* THREE BEDROOMS \* MODERN KITCHEN DINER \* GOOD SIZE LOUNGE \* UTILITY AREA \* 0.3 MILES TO HIGH STREET & STATION \* GARAGE \* SECLUDED TRANQUIL GARDEN \* Stunning three bedroom semi detached home located in a quiet mews location within a short walk to Billericay High Street and Station. This home also has a detached Garden Room, garage, parking and as mentioned has a secluded south facing rear garden.



Council Tax Band: D



**ENTRANCE PORCH**

**LOUNGE**

18'3 x 12'6

**KITCHEN DINER**

18'3 x 14'2

**UTILITY ROOM**

**FIRST FLOOR**

**BEDROOM ONE**

12'8 x 11'2

**BEDROOM TWO**

11'2 x 10'10

**BEDROOM THREE**

9'8 x 6'8

**BATHROOM**

7'7 x 6'8

**GARDEN ROOM**

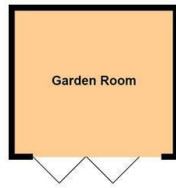
14'7 x 13'1

**EXTERIOR**

**PARKING**





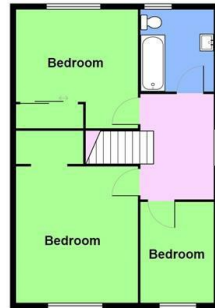


Garden Room

**ParaBar Estates**

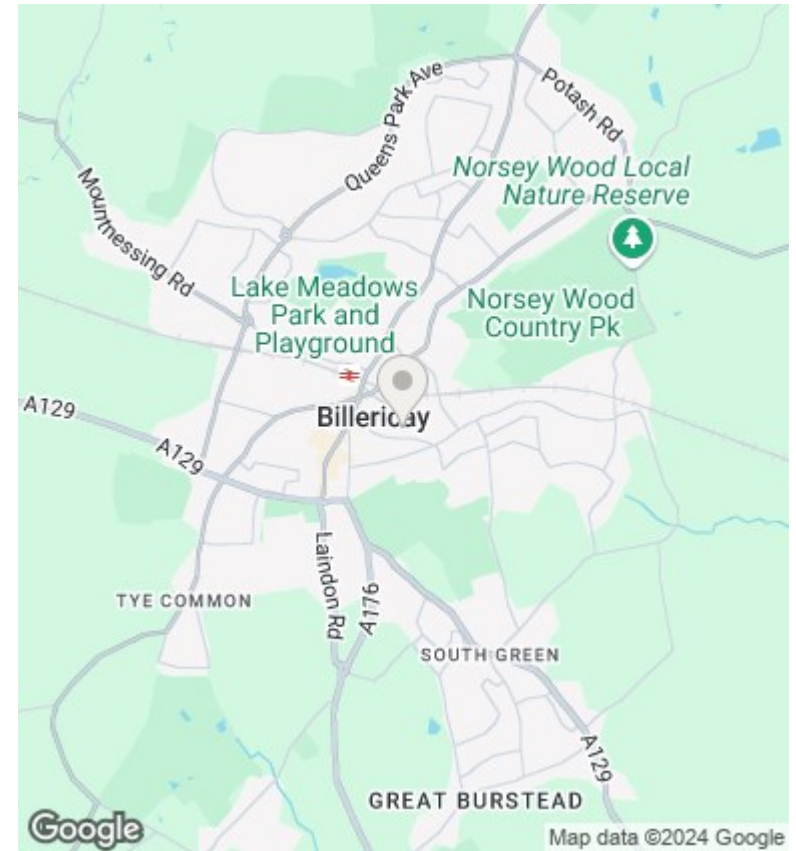


Ground Floor



1st Floor

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.



## Directions

## 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) <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 |         |           |

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