

# ParaBar Estates



## Balmoral Close, Billericay,

Asking Price £450,000

- THREE BEDROOMS
- SIDE PLOT POTENTIAL S.T.P.P
- MODERN BATHROOM
- NO ONWARD CHAIN
- SEMI DETACHED
- WEST FACING GARDEN
- 20FT X 10 FT GARAGE
- MODERN KITCHEN
- LARGE FAMILY ROOM
- PARKING

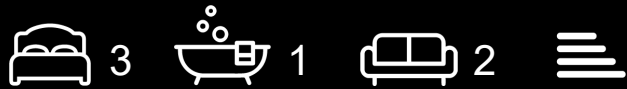
106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

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



# Balmoral Close, Billericay CM11 2LL

\* THREE BEDROOMS \* CORNER PLOT \* SEMI DETACHED \* DETACHED GARAGE \* MODERN KITCHEN \* LARGE PLAYROOM / FAMILY ROOM \* NO ONWARD CHAIN \* Located in a Cul De Sac within walking distance to fields and Norsey Woods is this lovely three bedroom semi detached home. The property has a modern kitchen great size lounge a family room and large rear garden wit possible scope to extend and improve. This home is in excellent condition and has NO ONWARD CHAIN.



Council Tax Band: D



**ENTRANCE PORCH**

**ENTRANCE HALL**

**LOUNGE DINER**

24'8 x 11'5

**KITCHEN**

10'10 x 8'3

**CONSERVATORY**

16 x 8'2

**FIRST FLOOR**

**BEDROOM ONE**

13 x 11'6

**BEDROOM TWO**

11'2 x 9'6

**BEDROOM THREE**

8'1 x 8'1

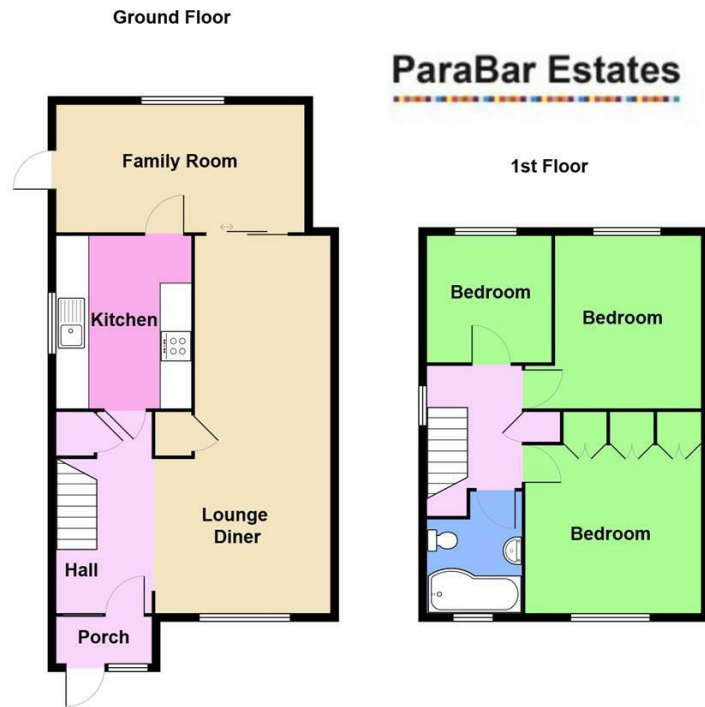
**BATHROOM ROOM**

7'1 x 6

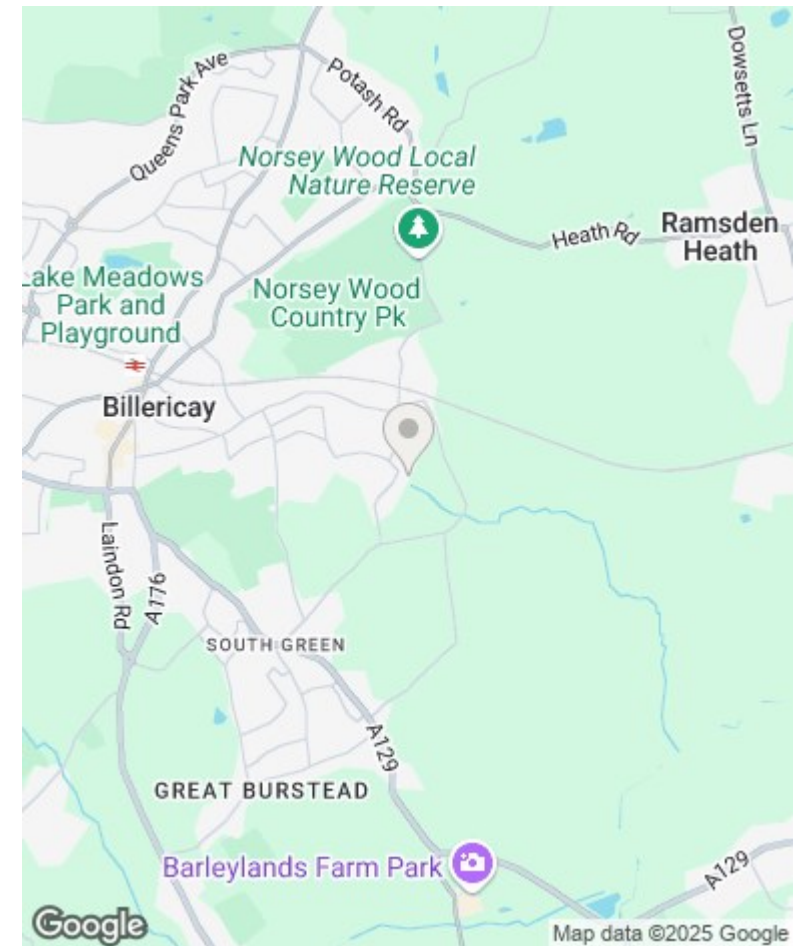
**GARAGE**

19'7 x 10

**EXTERIOR**



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

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

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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