

# ParaBar Estates



- TWO BEDROOMS
- LARGE LOUNGE
- STUNNING VIEWS AT FRONT
- MODERN KITCHEN

Grange parade, grange road, Billericay, essex, CM11 2RF

Offers In Region Of £225,000

\* LARGE TWO BEDROOM MAISONETTE \* SPACIOUS LOUNGE \* MODERN KITCHEN \* PARKING \* NO ONWARD CHAIN \* GARDEN AREA \* EXCELLENT CONDITION \* We are pleased to offer for sale this large, two bedroom maisonette. The property is presented in excellent condition and boasts a large lounge, modern kitchen and bathroom and two good size bedrooms. There is the additional benefit of a garden area and parking. \* NO ONWARD CHAIN \* Ideal first time or investment purchase. Call to view.





## Property Description

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### ENTRANCE HALL

via entrance door, into entrance lobby.

### KITCHEN

9' 7" x 6' 10" (2.92m x 2.08m) range of wall and base units , built in oven , hob, fridge freezer, tiled floor, double glazed window to rear.

### LOUNGE

21' 8" x 12' 10" (6.6m x 3.91m) double glazed windows to front, radiator, tv point , storage.

### FIRST FLOOR

#### BEDROOM ONE

12' 10" x 13' 8" (3.91m x 4.17m) double glazed window to front, radiator, tv point.

#### BEDROOM TWO

13' 1" x 6' 10" (3.99m x 2.08m) double glazed window to rear, radiator, built in cupboards.

### BATHROOM

7' 1" x 5' 6" (2.16m x 1.68m) bath, low level wc, hand wash, tiled walls, power shower.

### EXTERIOR

small terrace area at rear

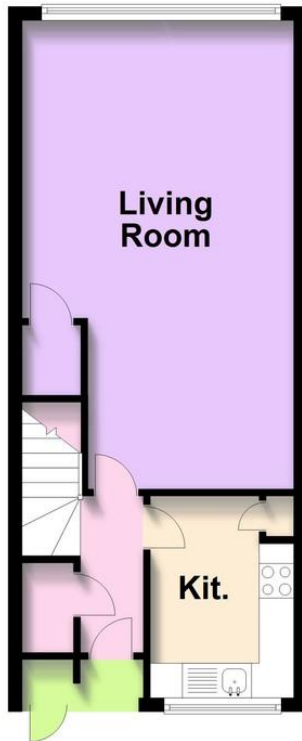




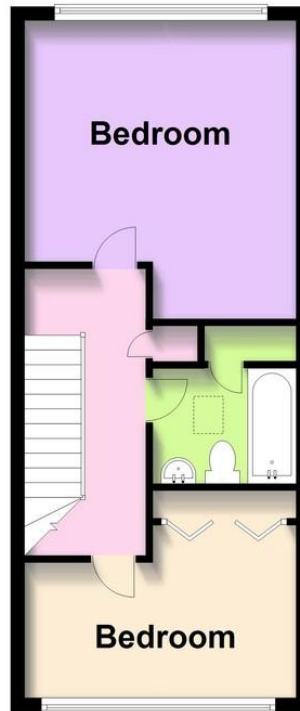
**PARKING**  
one allocated parking space.



**Ground Floor**  
Approx. 37.4 sq. metres (402.1 sq. feet)

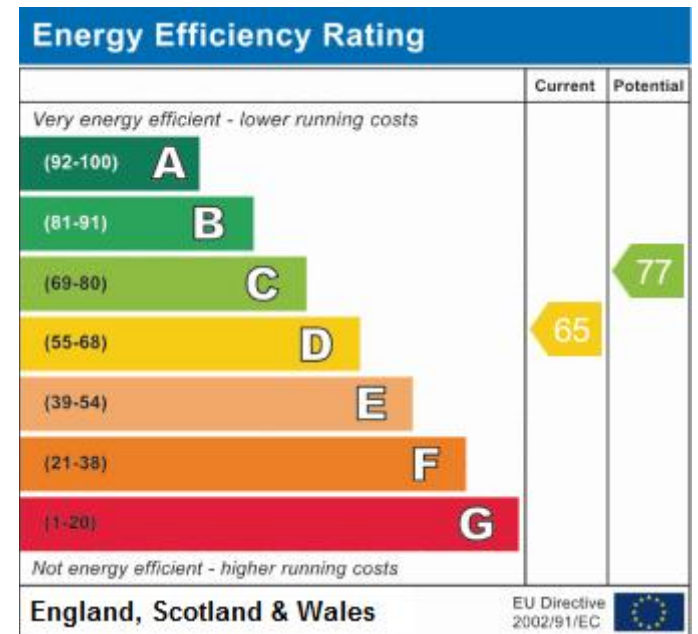


**First Floor**  
Approx. 38.4 sq. metres (413.9 sq. feet)



Total area: approx. 75.8 sq. metres (816.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurement of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes and only should be used as such.  
Plan produced using PlanUp.



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