

# ParaBar Estates



## Frithwood Lane, Billericay

Asking Price £475,000

- TWO DOUBLE BEDROOMS
- 70 FT REAR GARDEN
- SEMI DETACHED HOUSE
- EXCELLENT CONDITION
- MODERN KITCHEN DINER
- CLOAKROOM
- SHORT WALK TO FRITH WOODS
- QUILTERS SCHOOL CATCHMENT
- SCOPE TO EXTEND S.T.P.P
- DRIVEWAY WITH PARKING

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

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



# Frithwood Lane, Billericay

\* TWO DOUBLE BEDROOMS \* KITCHEN DINER \* 70 FT REAR GARDEN \* CLOAKROOM \* QUILTERS SCHOOL CATCHMENT \* SHORT WALK TO LOCAL WOODS \* Lovely two bedroom semi detached chalet home located in the Tye Common area of Billericay within a short walk of local woods and within the Quilters School Catchment. this property has been kept in excellent condition and the Vendors of this home have found a vacant property.



Council Tax Band: D



**ENTRANCE HALL**

10'10 x 5'5

**CLOAKROOM**

**LOUNGE**

15 x 11'10

**KITCHEN DINER**

14'10 x 14'10

**FIRST FLOOR**

**BEDROOM ONE**

13'1 x 10'5

**BEDROOM TWO**

14'10 x 8'1

**BATHROOM**

7'5 x 6'3

**EXTERIOR**

**PARKING**







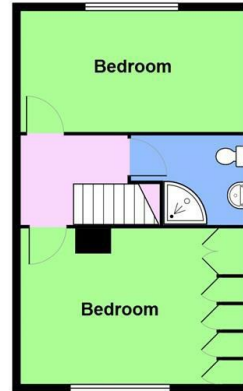


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**Ground Floor**  
Area: 41.1 m<sup>2</sup> ... 443 ft<sup>2</sup>

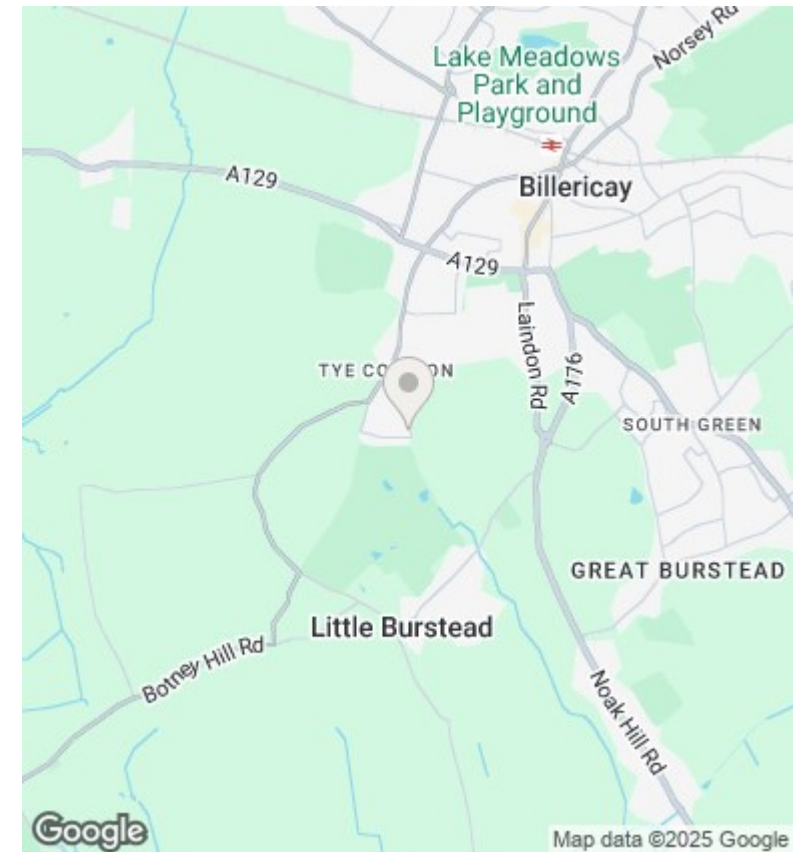


**1st Floor**  
Area: 34.2 m<sup>2</sup> ... 368 ft<sup>2</sup>



**Total Area: 75.3 m<sup>2</sup> ... 811 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.



## 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) A			
(81-91) B			85
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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