



## 12 Gascoigne Way, Billericay, Essex, CM11 2JL

**Offers In Excess Of £347,500**

- NO ONWARD CHAIN
- POPULAR SUNNYMEDE AREA
- THREE BEDROOMS
- UTILITY ROOM
- LARGE CABIN IN REAR GARDEN
- CUL DE SAC LOCATION
- SPLIT LEVEL DESIGN
- SPACIOUS KITCHEN
- FRONT AND REAR GARDENS
- VIEWING RECOMMENDED

Once inside the entrance hall, there is a utility room immediately to the left with work surfaces having space under for washing machine and tumble dryer. The well fitted kitchen has double glazed window to front, range of high gloss eye and base level units with work surface over incorporating a one and a half bowl sink unit, integrated electric oven, microwave, electric hob and extractor fan, tiled flooring with underfloor heating. On the lower ground level is a very spacious lounge/diner with double glazed French doors leading onto the rear garden. The first floor houses bedrooms one and three, with bedroom one having fitted wardrobes. On the top floor is bedroom two, bathroom and separate W.C. Externally, the front gardens wraps round to one side leading to the good sized rear garden, being low maintenance with artificial grass and decking area. The rear garden also houses a spacious cabin with electricity connected.



Council Tax Band: C



### ENTRANCE HALL

11'6" x 7'6"

### LOUNGE/DINER

15'8" x 15'4" reducing to 10'10"

### KITCHEN

12' 3" x 8' 9"

### UTILITY ROOM

6' 7" x 4' 7"

### BEDROOM ONE

12' 9" x 7' 0"

### BEDROOM TWO

12' 0" x 9' 11" reducing to 8'4"

### BEDROOM THREE

10' 10" x 6' 9"

### BATHROOM

7' 4" x 4' 4"

### SEPARATE W.C

4' 6" x 2' 4"

### REAR GARDEN

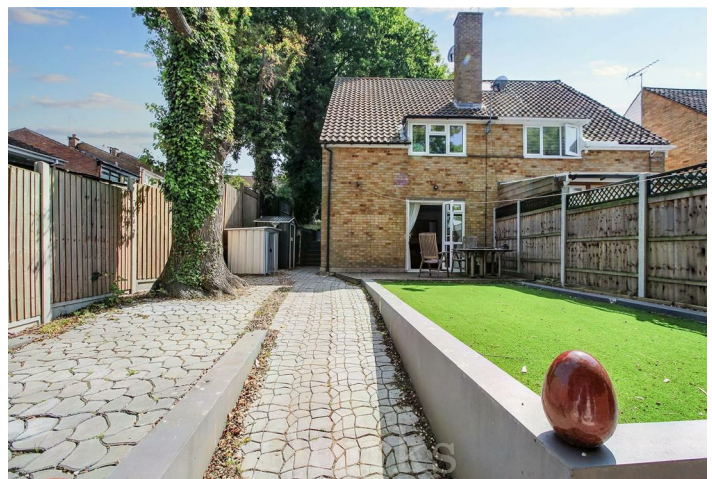
approximately 50'

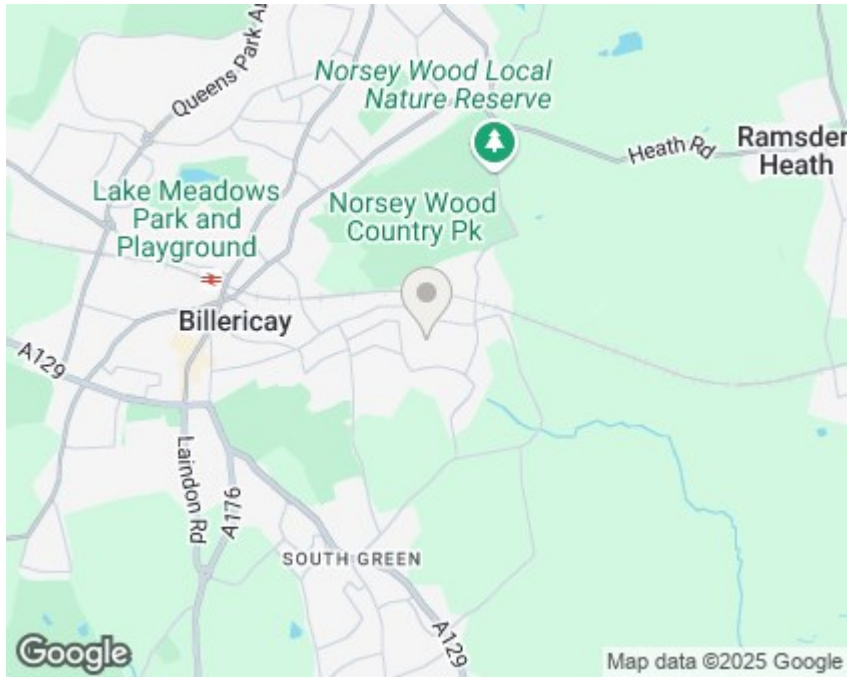
### GARDEN CABIN

22' 3" x 9' 7"

### AGENTS NOTE

PLEASE NOTE THERE IS NO ALLOCATED PARKING WITH THIS PROPERTY - PARKING WOULD NEED TO BE ON THE ADJOINING ROADS.





## Viewings

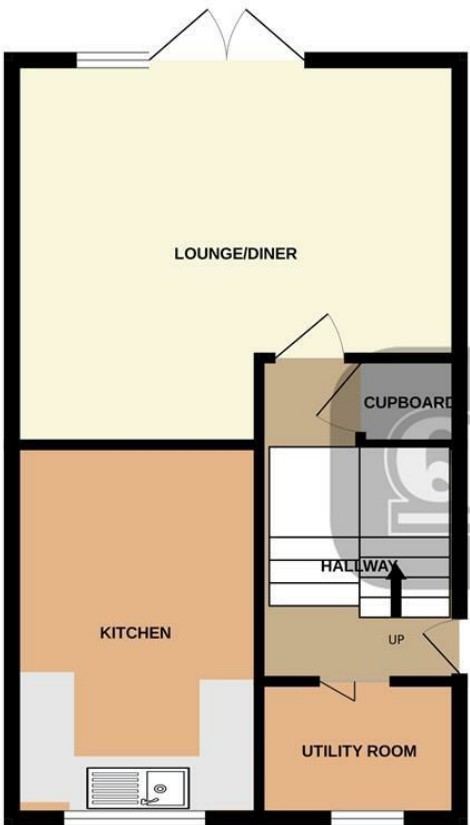
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

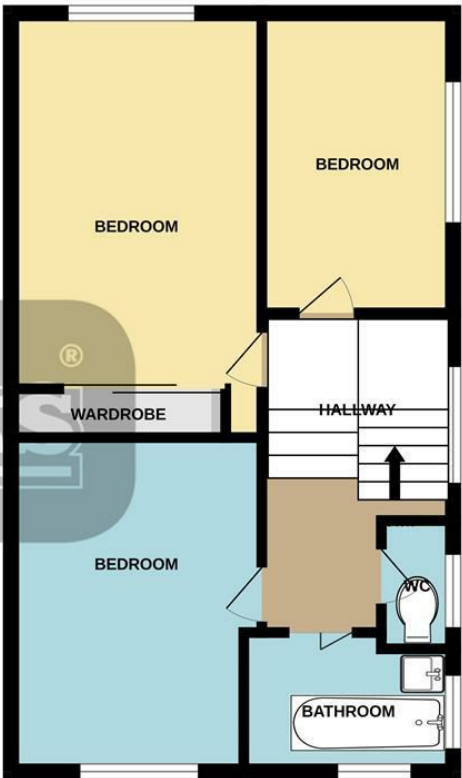
E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.

Made with Metropix ©2023