



31 Burns Close, Billericay, CM11 1LS

GUIDE PRICE £300,000 - £325,000

- WELL PRESENTED GROUND FLOOR APARTMENT
- SOUGHT AFTER DEVELOPMENT
- BATHROOM / W.C
- FITTED KITCHEN WITH APPLIANCES
- SHUTTERS TO ALL WINDOWS
- WALKING DISTANCE OF HIGH STREET AND STATION
- TWO BEDROOMS
- SPACIOUS LOUNGE / DINER
- TWO ALLOCATED PARKING SPACES
- NEW COMBINATION BOILER

WELL PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT CLOSE TO HIGH STREET AND STATION.

Once inside the spacious entrance hall, with 2 built in storage cupboards. smooth ceiling with downlighters. Doors lead to the two bedrooms, both with double glazed windows with shutters and built in wardrobes. The good size bathroom has a white three piece suite, with the bath having a shower over and shower screen. A spacious lounge / diner has double glazed windows to two aspects with shutters and smooth ceiling. Off the lounge/diner is the fitted kitchen with double glazed window with shutters, range of fitted eye and base level units with work surface over incorporating sink unit with mixer tap, integrated fridge/freezer, Neff dishwasher, integrated washing machine and extractor fan, tiled splash backs, smooth ceiling downlighters, cupboard housing combination boiler which was installed in October 2022. Externally, there are communal gardens and the property benefits from Two Allocated Parking Spaces.



Council Tax Band:



ENTRANCE HALL

23'7" x 9'9" reducing to 3'2"

BEDROOM ONE

11'9" x 8'8"

BEDROOM TWO

9'7" x 7'1"

BATHROOM

7'4" x 5'6"

LOUNGE / DINER

17'6" x 11'8"

FITTED KITCHEN

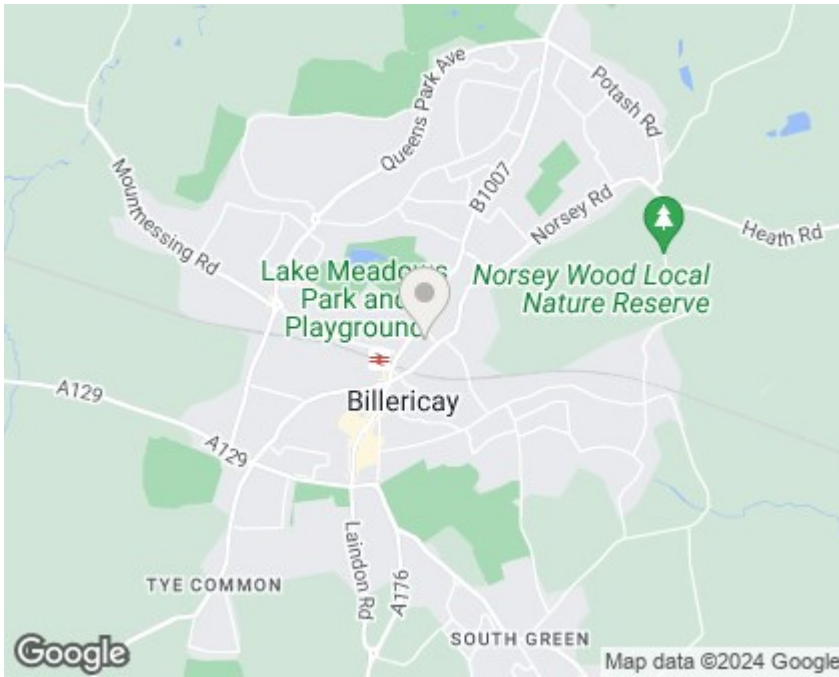
7'11" x 7'4"

TWO ALLOCATED PARKING SPACES

COMMUNAL GARDENS

CLOSE TO HIGH STREET AND STATION





Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor Flat



Total Area: 59.3 m² ... 638 ft²



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.