



29 Vincent Way, Billericay, CM12 0UJ

Asking Price £235,000

- BEAUTIFULLY PRESENTED FIRST FLOOR MAISONETTE
- OWN PRIVATE ENTRANCE DOOR
- VERY LONG LEASE
- FITTED KITCHEN
- MODERN SHOWER ROOM
- SOUGHT AFTER QUEENS PARK LOCATION
- TWO PARKING SPACES
- BRIGHT AND AIRY THROUGHOUT
- DUAL ASPECT LOUNGE / DINER
- VIEWING AN ABSOLUTE MUST

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SUPERBLY PRESENTED FIRST FLOOR MAISONETTE WITH ITS OWN ENTRANCE DOOR AND TWO ALLOCATED PARKING SPACES. VIEWING A MUST. With the benefit of its own private entrance hall, approached via a double glazed entrance door, radiator with cover, coved cornice to smooth ceiling and stairs rising to the first floor. The bright and airy landing has two double glazed windows to the rear, smooth ceiling with downlighters, airing cupboard and carpet. The bright and spacious lounge/diner enjoys a dual aspect with double glazed windows to front and rear, radiator, coved cornice to smooth ceiling and carpet. Off the lounge is the fitted kitchen with double glazed window to front, range of fitted eye and base level units with work surface over incorporating sink unit with mixer tap, space for cooker, washing machine and fridge/freezer, wall mounted boiler and smooth ceiling with downlighters. an inner lobby has double glazed window to rear and carpet. A well decorated double bedroom has two double glazed windows to front, carpet and smooth ceiling with downlighters. Modern shower room, with walk in shower cubicle, wash hand basin and low level W.C, tiled walls and floor and heated towel rail. Externally the property benefits from TWO ALLOCTAED PARKING SPACES.



Council Tax Band: C



ENTRANCE HALL

LANDING
8'7" x 2'10"

LOUNGE / DINER
16'5" x 10'7"

FITTED KITCHEN
10'11" x 8'7"

INNER LOBBY
5'7" x 2'10"

BEDROOM
10'1" x 9'8"

SHOWER ROOM
6'6" x 5'4"

TWO ALLOCATED PARKING SPACES





Viewings

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

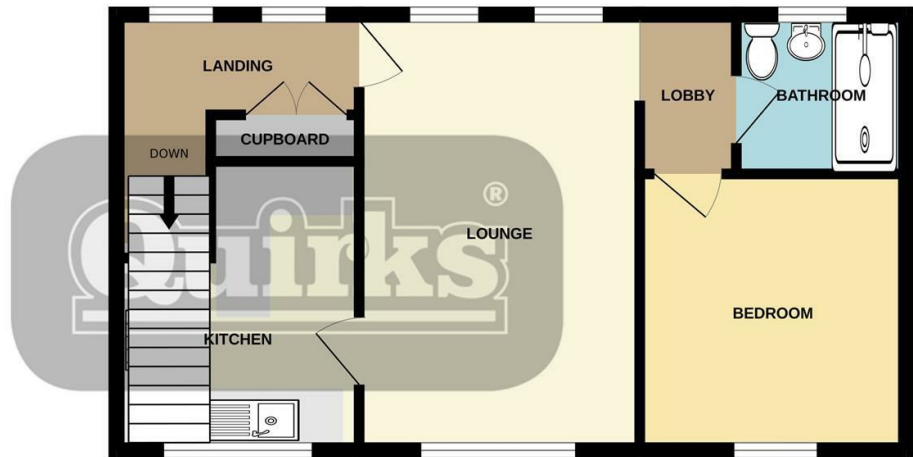
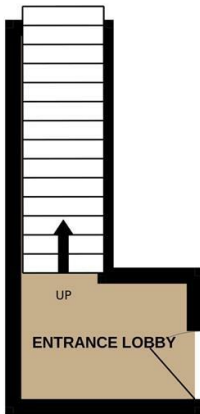
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			73
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
63 sq.ft. (5.9 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 526 sq.ft. (48.9 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.
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