



3 Queens Gate Mews, Billericay, CM12 0XL

Guide Price £385,000

- THREE BEDROOMS
- MODERN KITCHEN & BATHROOM
- OFF ROAD PARKING
- NEARBY SHOPS & MAINLINE STATION
- SUPERBLY PRESENTED THROUGHOUT
- END OF TERRACE HOUSE
- WEST FACING REAR GARDEN
- CLOSE TO BRIGHTSIDE SCHOOL
- NO ONWARD CHAIN
- LOUNGE / DINER WITH PATIO DOORS

Situated in a cul-de-sac location, in the popular Queens Park area, is this immaculately presented three bedroom, end of terrace house, offered for sale with NO ONWARD CHAIN. There is off road parking, a low maintenance West facing rear garden, with gated access, composite decking and artificial lawn. Internally this recently updated house, has an entrance hallway with built-in under-stairs storage cupboard, the benefit of a fully integrated, modern kitchen, with a range of wall and base level units, stainless steel sink / drainer, built in four ring gas hob, oven, microwave, slimline dishwasher, washing machine and space for fridge / freezer, cupboard housing combination gas boiler. The lounge / diner has plenty of natural light from the patio doors and features an electric fireplace with gas connection (capped off and untested) To the first floor landing is a double built-in storage cupboard and over-stairs cupboard, three bedrooms and a modern family bathroom, with two windows to the front aspect, extensively tiled walls, low level W.C, vanity unit wash hand basin, P-shaped panel bath, with electric shower above and chrome heated towel rail. Located within walking distance of Brightside Infant & Junior School, convenience shops, parks and Billericay Mainline Railway Station.



Council Tax Band: C



ENTRANCE HALLWAY

14'5 x 5'10

MODERN INTEGRATED KITCHEN

11'2 x 7'9

LOUNGE / DINER

17'5 reducing to 11'2 x 15'4

FIRST FLOOR LANDING

10'6 x 5'10

BEDROOM ONE

13'2 x 8'3

BEDROOM TWO

10'0 x 9'2

BEDROOM THREE

7'9 x 6'9

MODERN FAMILY BATHROOM

8'9 x 5'7

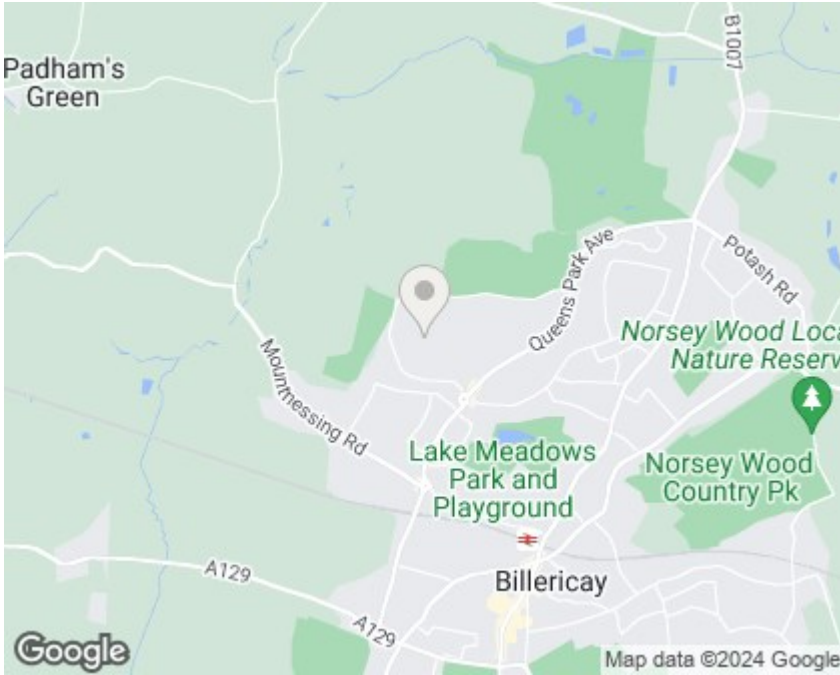
LOW MAINTENANCE, WEST FACING REAR GARDEN

OFF ROAD PARKING

CUL-DE-SAC LOCATION

NO ONWARD CHAIN





Viewings

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

EPC Rating:

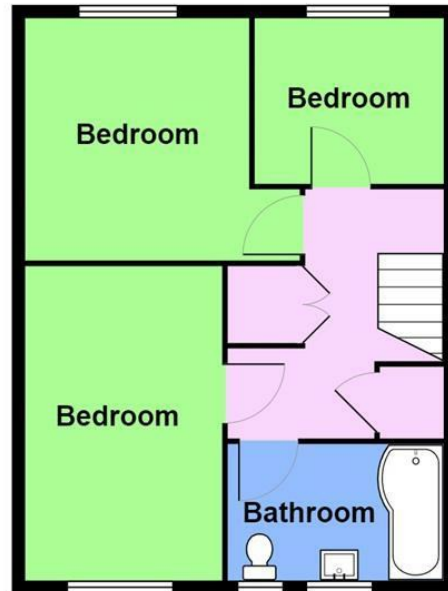
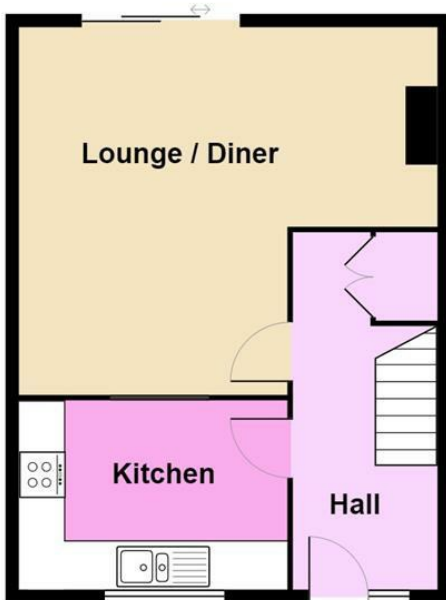
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(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
Area: 38.2 m² ... 411 ft²



1st Floor
Area: 38.2 m² ... 411 ft²



Total Area: 76.4 m² ... 822 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.