



**44a Stock Road, Billericay, CM12 0BE**

**Offers In Excess Of £315,000**

- GROUND FLOOR MAISONETTE
- SHARE OF FREEHOLD
- OFF ROAD PARKING
- NEW UPVC DOUBLE GLAZING IN 2024
- CLOSE PROXIMITY TO SHOPS & SCHOOLS
- 990 YEARS LEFT ON LEASE
- IDEAL FIRST TIME PURCHASE
- TWO BEDROOMS
- SPACIOUS LIVING ROOM
- ON 300 BUS ROUTE



Rarely available and located in a block of just 4 properties, is this two bedroom, ground floor maisonette with communal garden, off road parking, share of freehold and 990 year lease. Ideally suited for first time buyers and downsizers, the property is within walking distance of convenience shops, outstanding Ofsted rated schools, Billericay Mainline Station and the 300 bus route. The accommodation includes an entrance porch, 17'3 living room, opening to the kitchen with a range of wall and base level units, integrated electric hob, oven, stainless steel sink / drainer and spaces for washing machine and fridge / freezer. Bedroom two has the advantage of a built in storage cupboard and space for a single bed, the inner hallway has further storage and houses the Vaillant gas boiler. Bedroom one is a spacious double room, overlooking the communal garden, with ample space for wardrobes and side tables. The bathroom has a white suite including, low level W.C, pedestal wash hand basin and paneled bath, with shower attachment and curtain. There is the added benefit of replacement UPVC double glazed windows, installed in November 2024.



Council Tax Band: C





#### ENTRANCE PORCH

4'4 x 3'5

#### LIVING ROOM

17'3 x 11'9 reducing to 10'10

#### KITCHEN

7'2 x 6'5

#### BEDROOM TWO

9'4 x 6'2 reducing to 4'11

#### BEDROOM ONE

13'3 x 8'10 reducing to 7'7

#### INNER HALLWAY & STORAGE CUPBOARD

#### BATHROOM

6'10 x 5'5

#### OFF ROAD PARKING

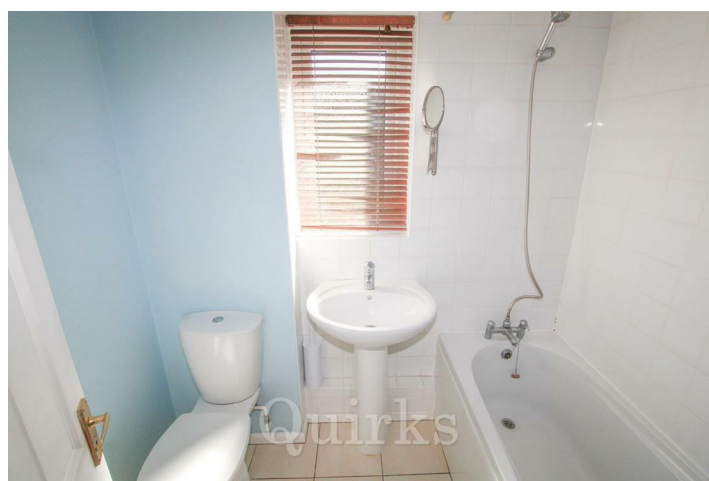
#### COMMUNAL GARDEN

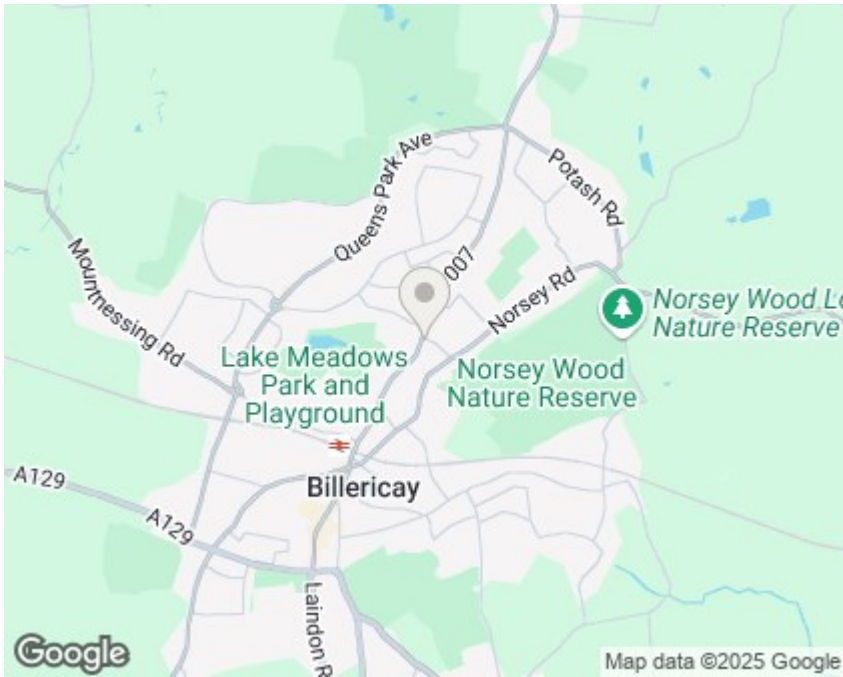
#### 990 YEARS LEFT ON LEASE

#### SHARE OF FREEHOLD BETWEEN 4 PROPERTIES

#### AGENTS NOTE

RESIDENTS ARRANGE GARDEN MAINTENANCE AS  
REQUIRED, THERE IS NO MONTHLY SERVICE  
CHARGE





## Viewings

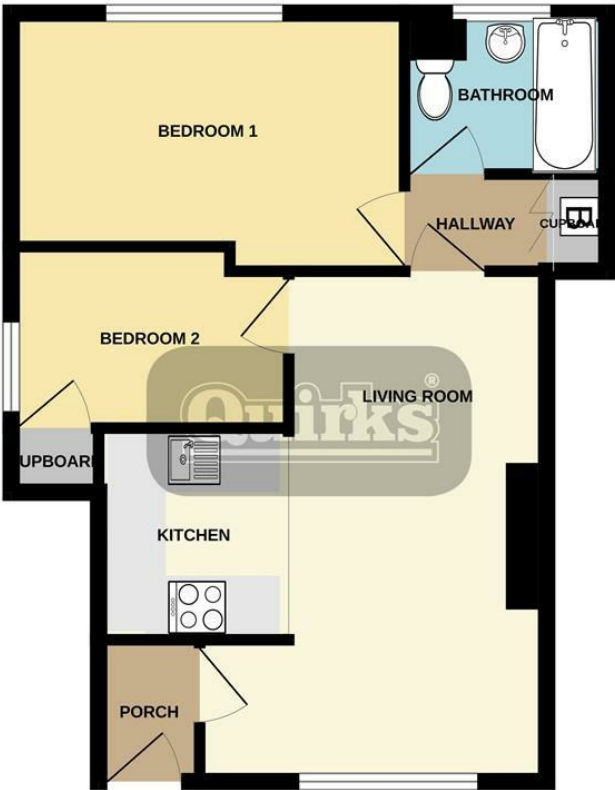
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      | 77        |
| (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  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 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.  
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