



45 Harebell Close, Billericay, CM12 0TB

Offers In Excess Of £325,000

- TWO DOUBLE BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- MODERN INTEGRATED KITCHEN
- IDEAL FIRST TIME PURCHASE
- CLOSE PROXIMITY TO MAINLINE STATION
- EXCELLENT BUILT-IN STORAGE SPACE
- TWO PARKING SPACES
- REFITTED BATHROOM
- NEARBY SHOPS & LAKE MEADOWS
- POPULAR CUL-DE-SAC LOCATION

A modern two bedroom house, with low maintenance rear garden, situated in a popular cul-de-sac, within the Queens Park area of Billericay, just a short walk to The Pantiles Shopping Parade, Lake Meadows Park and Billericay Railway Station. This property is deceptively spacious and includes a sizeable entrance hallway, leading to the modern fitted kitchen, which includes a range of wall and base level units with granite worktops, an integrated oven, induction hob, fridge / freezer and washing machine. The living room is an excellent size and has a double glazed door with side window and a built-in under-stairs storage cupboard. The first floor landing is an excellent size, with access to the loft, with fitted ladder, there is also a cupboard housing the combination gas boiler. The property benefits from two double bedrooms and a refitted modern bathroom, with a white suite including p-shaped bath with shower above, low level W.C and vanity unit wash hand basin and chrome heated towel rail. Externally the property has an outside storage cupboard and two allocated parking spaces. The sunny aspect rear garden has an extensive sandstone paved patio, pergola, raised flower beds and storage shed. This well presented property is ideally suited for first time buyers, downsizers and investors, early viewing is advised.

 2

 1

 1

 C

Council Tax Band: C



ENTRANCE HALLWAY

8'11 x 6'0

MODERN INTEGRATED KITCHEN

10'9 x 5'11

LIVING ROOM

18'0 x 12'5 reducing to 9'0

FIRST FLOOR LANDING

12'1 x 5'10

REFITTED BATHROOM

6'6 x 6'2

BEDROOM ONE

12'4 x 11'5 reducing to 8'3

BEDROOM TWO

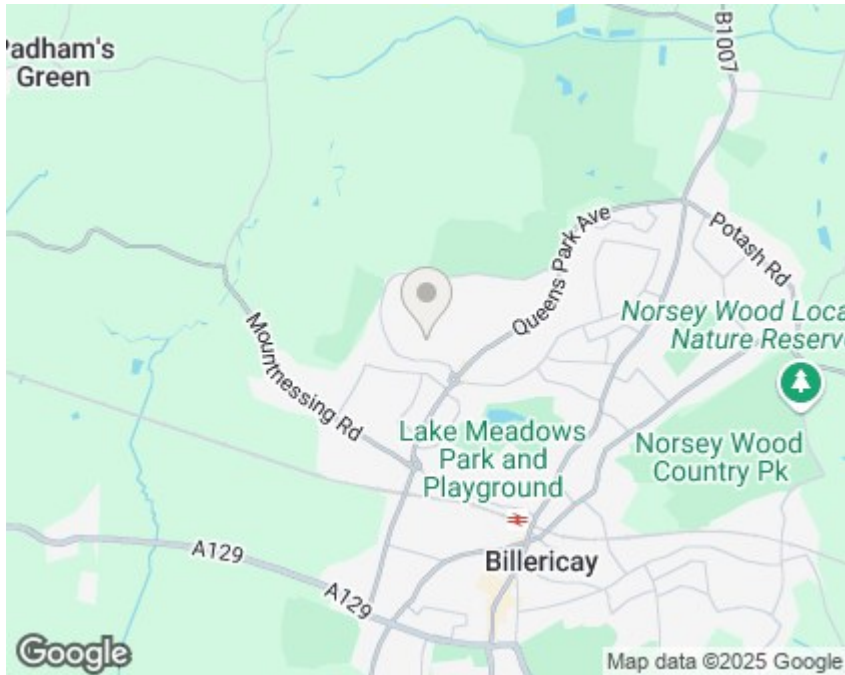
12'6 x 9'0

LOW MAINTENANCE REAR GARDEN

36 x 13

TWO ALLOCATED PARKING SPACES





Viewings

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

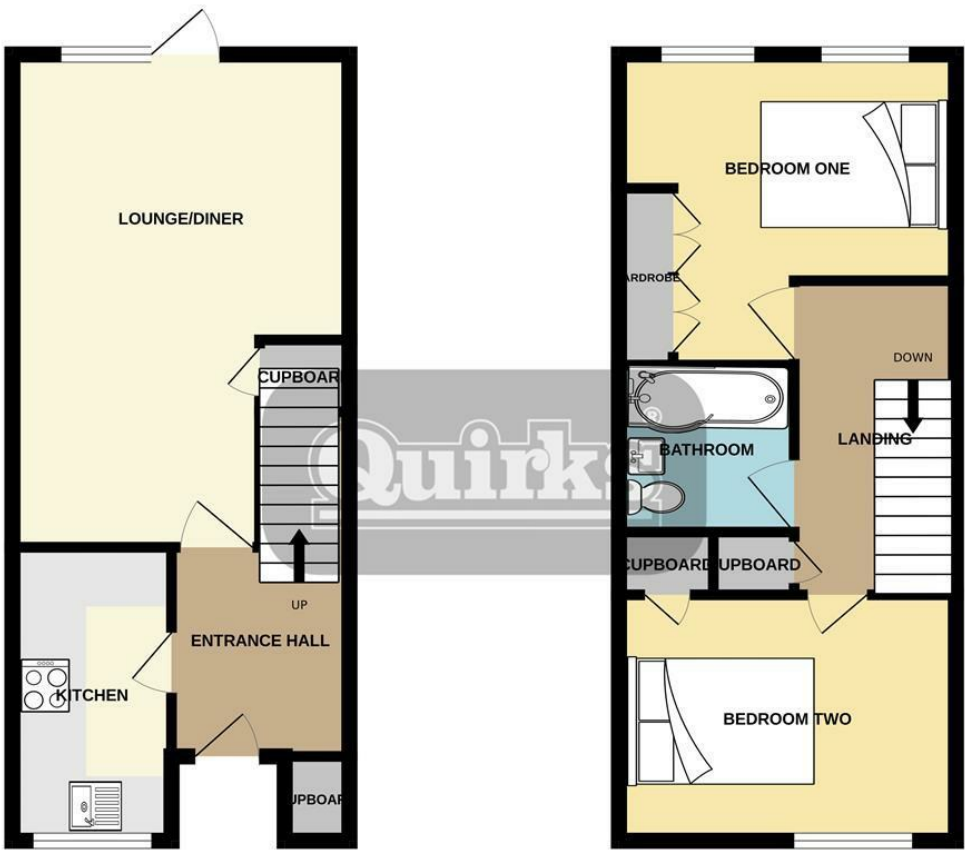
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	75	
(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

1ST FLOOR



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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