

# ParaBar Estates



## Salesbury Drive, Billericay

Asking Price £375,000

- THREE BEDROOMS
- ELECTRIC CHARGING POINT
- MODERN BATHROOM
- SECLUDED REAR GARDEN
- GOOD SIZE LOUNGE DINER
- DRIVEWAY WITH TWO PARKING SPACES
- SUNNYMEDE AND BILLERICAY SCHOOLS
- ENSUITE TO MASTER BEDROOM
- MODERN KITCHEN
- LARGE ENTRANCE HALL WITH STORAGE

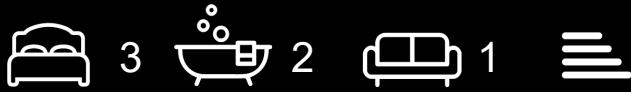
106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

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# Salesbury Drive, Billericay

\* THREE BEDROOMS \* ENSUITE TO MASTER \* LARGE LOUNGE DINER \* MODERN KITCHEN \* DRIVEWAY \* ELECTRIC CHARGING POINT \* MODERN BATHROOM \* Great size three bedroom home located in the Sunnymede and Billericay School catchment which has been kept in excellent condition by the owners. There is a modern kitchen leading out onto the garden , great size lounge , large entrance hall with storage cupboard , ensuite to master bedroom and two parking spaces at the front on the driveway. This home offers great size rooms and is in very good order.



Council Tax Band: C



**ENTRANCE HALL**

**LOUNGE**

16'4 x 13'7

**KITCHEN**

11 x 8'5

**FIRST FLOOR**

**BEDROOM ONE**

14'1 x 9'8

**ENSUITE**

**BEDROOM TWO**

14 x 9'5

**BEDROOM THREE**

10'6 x 7'3

**BATHROOM**

8'5 x 5'5

**EXTERIOR**

**DRIVEWAY**





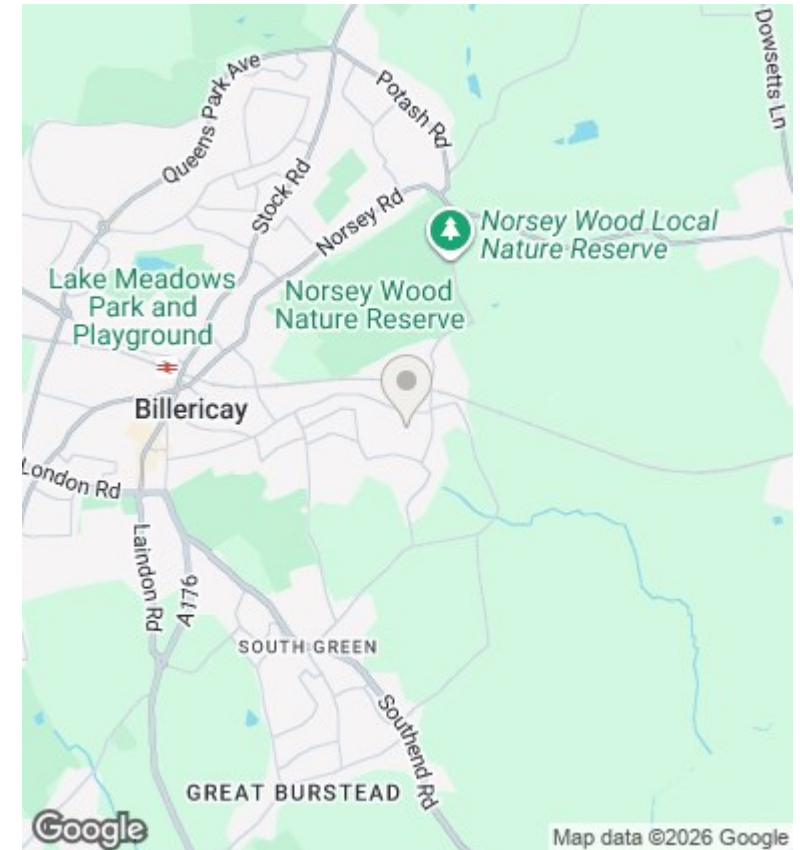


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Total Area: 85.3 m<sup>2</sup> ... 918 ft<sup>2</sup>

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.



## Directions

106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

## Viewings

Viewings by arrangement only. Call 01277 65 65 63 to make an appointment.

## Council Tax Band

C

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

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