



30 Burns Close, Billericay - CM11 1LS

£475,000 Freehold

Set within a highly regarded Billericay development, this beautifully presented three-bedroom terraced home offers the perfect blend of modern living and commuter convenience, just a five-minute stroll from both Billericay Station and the vibrant High Street. Built in 2000, the property welcomes you with a warm and inviting atmosphere, offering well-proportioned accommodation ideally suited to a wide range of buyers.

Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: C EPC Environmental Impact Rating: C



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Kitchen/Diner
15' 7" x 9' 0" (4.75m x 2.74m)

Lounge
16' 4" x 15' 7" (4.98m x 4.75m)

Bedroom One
9' 8" x 9' 0" (2.95m x 2.74m)

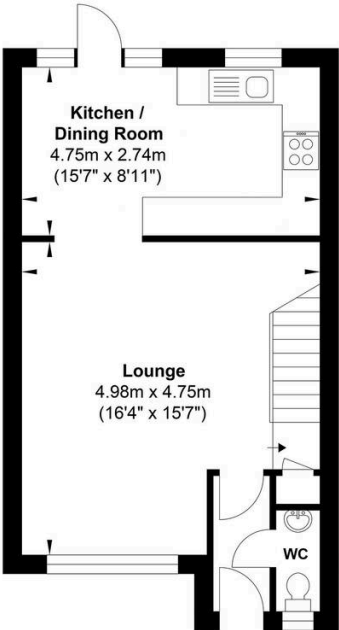
Bedroom Two
9' 8" x 9' 0" (2.95m x 2.74m)

Bedroom Three
8' 0" x 6' 3" (2.44m x 1.91m)

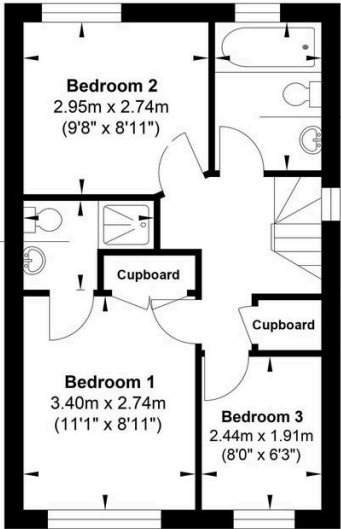
Downstairs W/C
5' 5" x 2' 6" (1.65m x 0.76m)

En - Suite
6' 10" x 4' 8" (2.08m x 1.42m)

Family Bathroom
7' 9" x 5' 7" (2.36m x 1.70m)



Ground Floor



First Floor

Gross Internal Floor Area : 75.25 m2 ... 809.98 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.