

# ParaBar Estates



## Salesbury Drive, Billericay, Offers In Excess Of £375,000

- THREE BEDROOMS
- NEW BATHROOM
- NEAR LOCAL SHOPS
- NO ONWARD CHAIN

- NEW KITCHEN
- LARGE LOUNGE
- BOILER 2 YEARS OLD

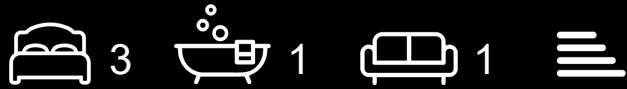
- DOWNSTAIRS CLOAKROOM
- 60 FT REAR GARDEN
- EXCELLENT CONDITION

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

[info@parabar.co.uk](mailto:info@parabar.co.uk)  
[www.parabar.co.uk](http://www.parabar.co.uk)

# Salesbury Drive, Billericay CM11 2JH

\* THREE BEDROOMS \* REFURBISHED THROUGHOUT \* CLOAKROOM \* NEW KITCHEN \* 60 FT REAR GARDEN \* NEW BATHROOM \* Stunning three bedroom home located a short walk to local shops and Sunnymede School which has been refurbished to an excellent standard by the current owners. This home also has NO ONWARD CHAIN. Council Tax band C.



Council Tax Band: C



**DESCRIPTION**

\* THREE BEDROOMS \* REFURBISHED THROUGHOUT \* CLOAKROOM \* NEW KITCHEN \* 60 FT REAR GARDEN \* NEW BATHROOM \* Stunning three bedroom home located a short walk to local shops and Sunnymede School which has been refurbished to an excellent standard by the current owners. This home also has NO ONWARD CHAIN. Council Tax Band C

**ENTRANCE HALL****LOUNGE/DINER**

16'0" x 13'0"

**CLOAKROOM****KITCHEN**

10'0" x 8'0"

**FIRST FLOOR****BEDROOM ONE**

14'0" x 9'0"

**BEDROOM TWO**

11'0" x 9'0"

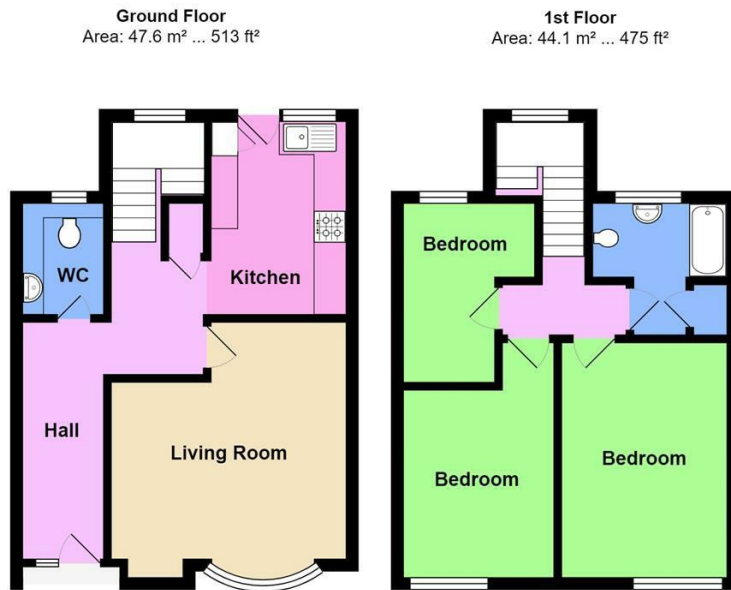
**BEDROOM THREE**

10'0" x 6'0"

**BATHROOM**

8'0" x 8'0"

**EXTERIOR**

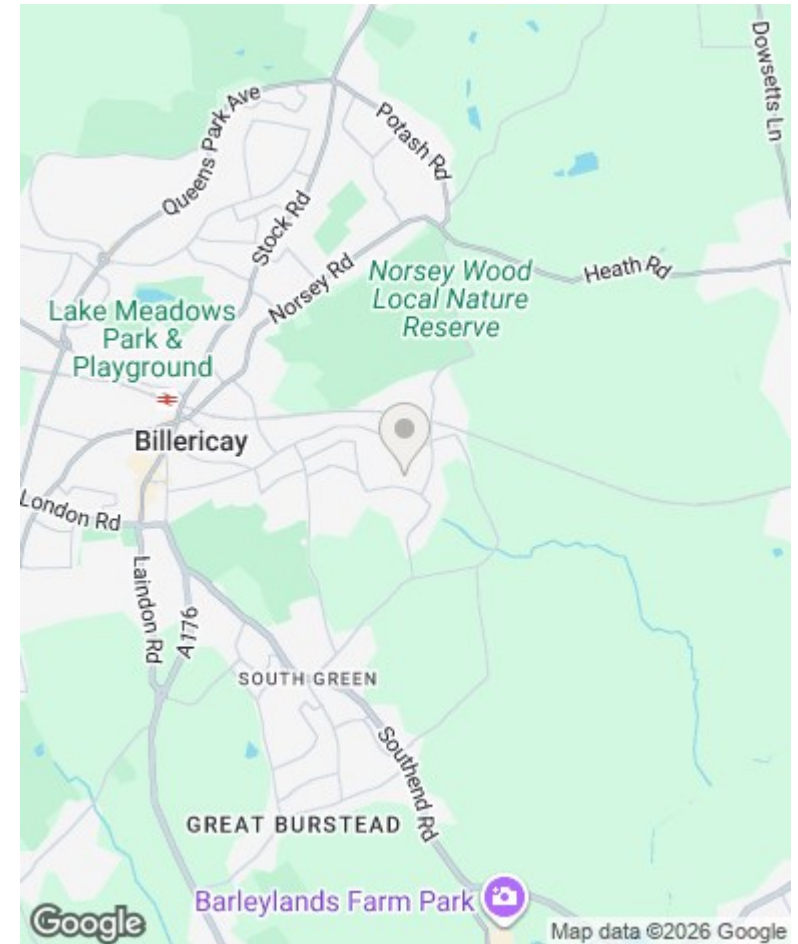


Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should only be used as such.



AIW Energy Assessors Limited  
Energy Performance Certificates / Floor Plans  
T: 01277 65631 | 02034 488624 | E: [ian@aiwenergy.co.uk](mailto:ian@aiwenergy.co.uk)

Total Area: 91.8 m<sup>2</sup> ... 988 ft<sup>2</sup>



## 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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