

ParaBar Estates



Salesbury Drive, Billericay

£425,000

- EXTENDED
- THREE GOOD SIZE BEDROOMS
- SPACIOUS OPEN PLAN LOUNGE KITCHEN
- GENEROUS DRIVEWAY
- END OF TERRACE
- UTILITY / CLOAKROOM
- EXCELLENT CONDITION
- GOOD SIZE GARDEN

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

info@parabar.co.uk
www.parabar.co.uk



Salesbury Drive, Billericay

* EXTENDED * END OF TERRACE * THREE GOOD SIZE BEDROOMS * UTILITY / CLOAKROOM * SPACIOUS OPEN PLAN LOUNGE KITCHEN * EXCELLENT CONDITION * GENEROUS DRIVEWAY * GOOD SIZE WEST FACING GARDEN * This well maintained, extended family home boasts a spacious, light open plan living / kitchen area, separate utility with WC & three good size bedrooms. The property also benefits from a good size driveway & West facing garden. Council tax band C.



Council Tax Band: C



ENTRANCE HALL

UTILITY / CLOAKROOM

6'9" x 4'11"

LOUGE DINING AREA

19'5" x 19'5" > 17'2"

KITCHEN AREA

9'9" x 7'6"

FIRST FLOOR

MASTER BEDROOM

14'5" x 8'6"

BEDROOM

17'4" x 7'5"

BEDROOM

10'9" x 7'6"

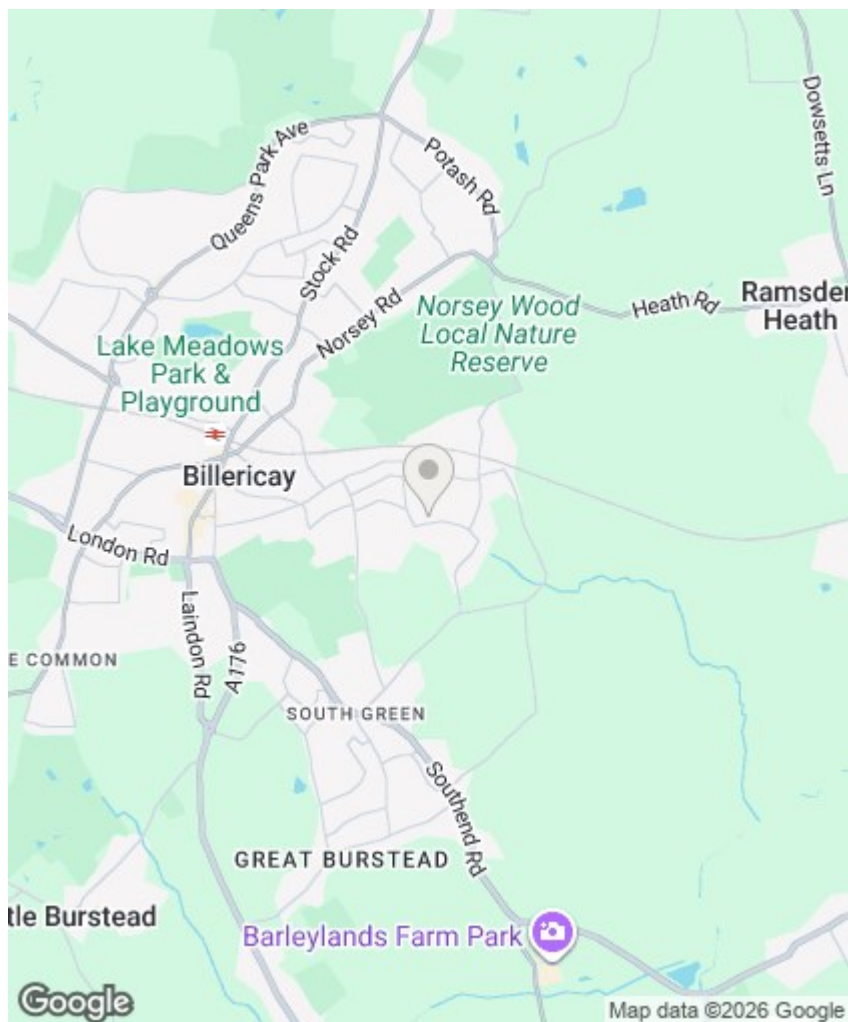
BATHROOM

6'1" x 5'9"

EXTERIOR

Front : driveway for multiple cars

Rear: patio area, remainder laid to lawn



Directions

Viewings

Viewings by arrangement only. Call 01277 65 65 63 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	71	81
(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
Area: 52.4 m² ... 564 ft²



1st Floor
Area: 45.4 m² ... 489 ft²



ParaBar Estates



AIW Energy Assessors Limited
Energy Performance Certificates | Floor Plans
T: 01245 445275 | 07814 268496 | E: ianwillson@hotmail.co.uk

Total Area: 97.8 m² ... 1053 ft²

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.