

# ParaBar Estates



## Elm Green, Billericay

Offers Over £350,000

- CHAIN FREE
- TWO SPACIOUS DOUBLE BEDROOMS
- MODERN REFITTED BATHROOM
- LANDSCAPED GARDEN FRONT & REAR
- IDEAL FOR FIRST TIME BUYERS
- GARDEN ROOM WITH ELECTRIC SUPPLY
- RECENTLY REDECORATED & NEW CARPETS
- EXCELLENT CONDITION
- MODERN KITCHEN DINER
- NEW RADIATORS TO MOST ROOMS

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

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www.parabar.co.uk



# Elm Green, Billericay

\* CHAIN FREE \* IDEAL FOR FIRST TIME BUYERS \* EXCELLENT CONDITION \* TWO SPACIOUS DOUBLE BEDROOMS \* FITTED WARDROBES TO GUEST BEDROOM \* GOOD SIZE LOUNGE \* MODERN KITCHEN WITH INTEGRATED APPLIANCES \* MODERN REFITTED BATHROOM \* RECENTLY REDECORATED \* NEW CARPETS \* LANDSCAPED GARDEN FRONT & REAR \* GARDEN ROOM WITH ELECTRICAL SUPPLY \* NO PARKING RESTRICTIONS TO STREET PARKING \* This spacious two bedroom home has been lovingly maintained by current owners ( recent redecoration, modern rad replacement to most rooms, new stair carpet), offers a very generous (approx) 840 sq of living space, good size landscaped garden & is ideally located for local schools and transport links. Council tax band C



Council Tax Band: C



## **ENTRANCE HALL**

Understairs spacious storage cupboard

## **LOUNGE**

15'0" x 12'3"

## **KITCHEN DINER**

15'5" x 9'2"

## **FIRST FLOOR**

Landing with storage cupboard

## **MASTER BEDROOM ( with eves storage )**

12'7" x 10'9"

eves storage & over stairs storage

## **BEDROOM TWO**

12'3" x 8'10"

## **BATHROOM**

6'5" x 5'6"

## **EXTERIOR**

Front: Landscaped stonework footpath & walls , remainder mainly laid to lawn

Rear: Landscaped garden with patio areas, landscaped borders & garden room

## **GARDEN ROOM**

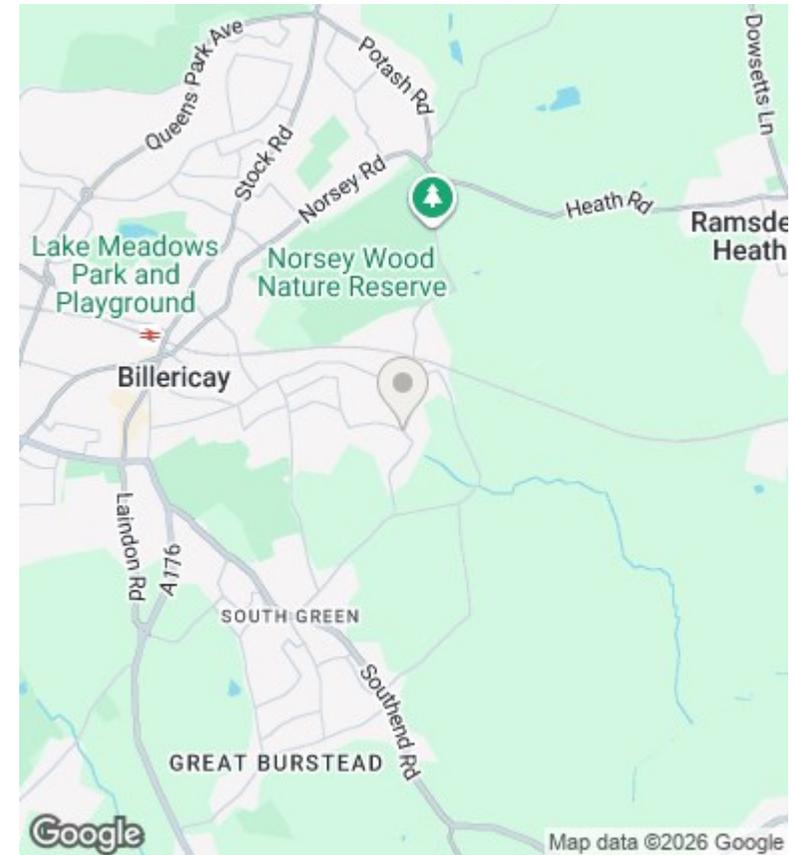




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Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.



## Directions

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## 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) A			
(81-91) B			85
(69-80) C		72	
(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	

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