

# ParaBar Estates



## Rosebay Avenue, Billericay

Asking Price £475,000

- CHAIN FREE
- THREE BATHROOMS
- SOUTH WEST FACING GARDEN
- 1.1 MILE TO BILLERICAY STATION
- SEMI DETACHED
- GROUND FLOOR CLOAKROOM
- CARPORT WITH TWO SPACES
- FOUR BEDROOMS
- EXCELLENT CONDITION
- MAYFLOWER CATCHMENT

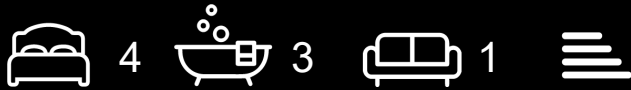
106 High Street, Billericay, Essex, CM12 9BY  
01277 65 65 63

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www.parabar.co.uk



# Rosebay Avenue, Billericay

\* CHAIN FREE \* BUILT 2014 \* SEMI DETACHED \* FOUR BEDROOMS \* THREE BATHROOMS \* GROUND FLOOR CLOAKROOM \* EXCELLENT CONDITION \* SOUTH WEST FACING GARDEN \* \* CARPORT WITH TWO SPACES \* MAYFLOWER CATCHMENT \* 1.1 MILE TO BILLERICAY STATION \* . This modern family home ( new build 2014 ) has been lovingly maintained & benefits from three bathrooms , separate ground floor wc, carport with two spaces & is ideally located for local schools, station & Lake Meadows park. Council tax band E.



Council Tax Band: E



**ENTRANCE**

**KITCHEN**

9'10" x 8'2"

**LOUNGE DINER**

16'7" x 13'8"

**CLOAKROOM**

**FIRST FLOOR**

**BEDROOM TWO**

9'6" x 9'5"

Access to ensuite

**ENSUITE**

**BEDROOM THREE**

9'5" x 9'0"

**BEDROOM FOUR**

9'5" x 6'11"

**BATHROOM**

**SECOND FLOOR**

**MASTER BEDROOM**

15'8" x 8'9"

Sliderobes to one wall

**ENSUITE**

**EXTERIOR**

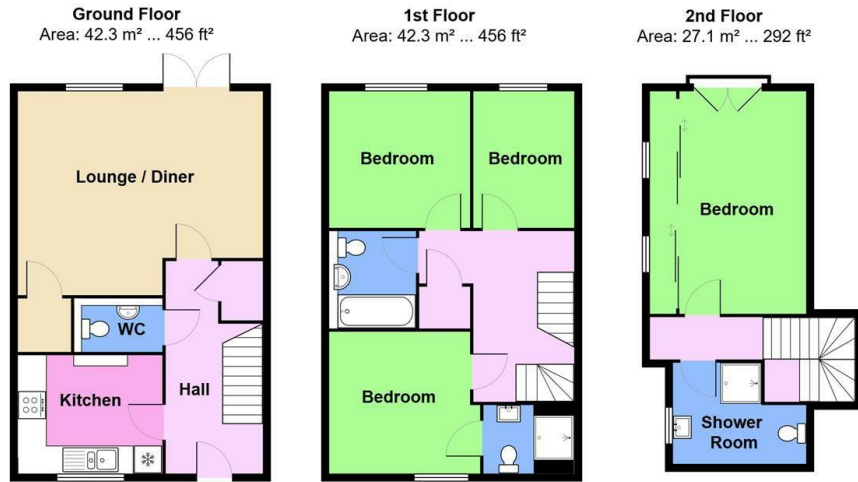
Rear: Patio area, remainder laid to lawn, rear gate

Car port for two vehicles



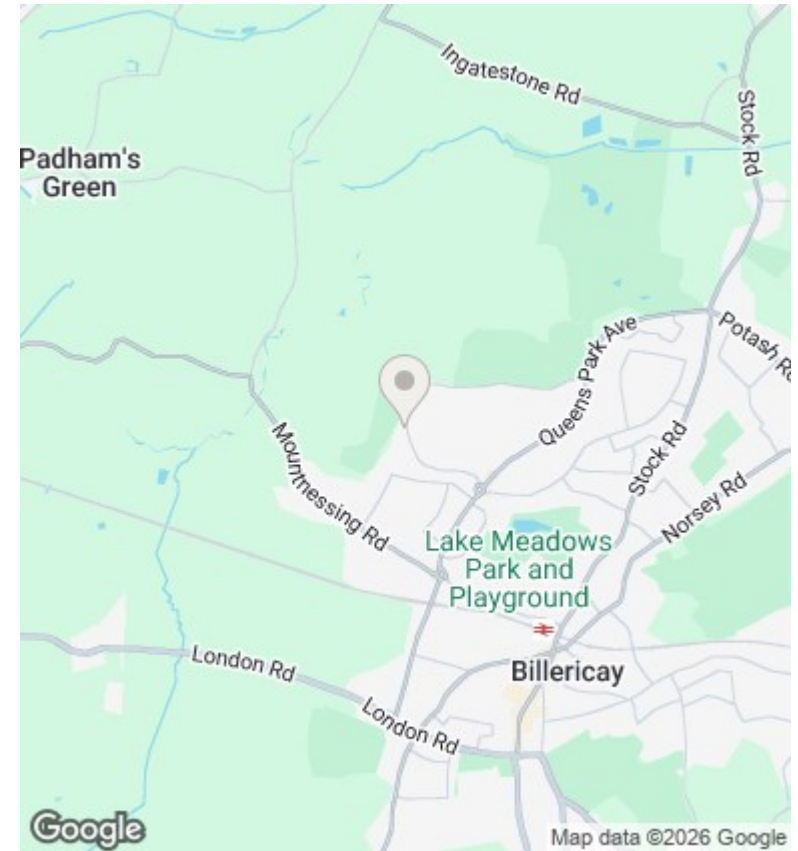


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Total Area: 111.8 m<sup>2</sup> ... 1203 ft<sup>2</sup>

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  
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## Viewings

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

## Council Tax Band

E

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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