Quirks
Quirk & Partners®

6 Coxbridge Court, Billericay, CM12 9DA

Asking Price £435,000

- TWO BEDROOMS
- FREEHOLD HOUSE
- RARELY AVAILABLE
- CLOSE PROXIMITY TO HIGH STREET
- SUNNY ASPECT GARDEN
- END OF TERRACE
- TWO PARKING SPACES
- PRIVATE CUL-DE-SAC LOCATION
- IDEAL FOR DOWNSIZERS & FIRST TIME BUYERS
- IMMACULATELY PRESENTED

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Situated in a private mews location, just off Western Road, is this modern two bedroom, end of terrace house, with a sunny aspect wrap around garden and two allocated parking spaces. This secluded and quiet location is perfect for first time buyers and downsizers alike, being just a short walk to Billericay High Street and Mainline Railway Station, serving London Liverpool Street. Internally the accommodation includes an entrance porch with storage space for shoes and coats, a naturally light, dual aspect living room, with understairs storage and French doors leading to the garden. The modern integrated kitchen includes a stainless steel inset sink, fridge / freezer, washing machine, oven and induction hob, there is a cupboard housing the combination gas boiler. The first floor has a feature window to the landing, built in storage cupboard and loft access. The bathroom is fully tiled with a modern white suite, including paneled bath with fitted shower screen, low level W.C and wall mounted wash hand basin. Bedroom one is a comfortable double bedroom, with ample space for wardrobes and side tables, bedroom two is a generous single room and would make an ideal study / home office overlooking the central communal garden to the front aspect. This property has potential to extend with space to the side aspect, subject to planning consent being granted, there is currently a storage shed, patio area, flower beds to the borders and side gate access. Properties in this sought after location rarely come to the market, so early viewing is strongly advised.

2 1 1 D

Council Tax Band: D

ENTRANCE PORCH
4'7 x 2'4

LOUNGE / DINER
17'6 x 14'6 reducing to 9'9

MODERN INTEGRATED KITCHEN
7'4 x 7'4

FIRST FLOOR LANDING
10'5 x 3'0

BEDROOM ONE
10'8 x 10'0

BEDROOM TWO
10'7 x 7'3

BATHROOM
7'0 x 6'6

TWO ALLOCATED PARKING SPACES

COMMUNAL GARDEN TO FRONT

PRIVATE REAR GARDEN

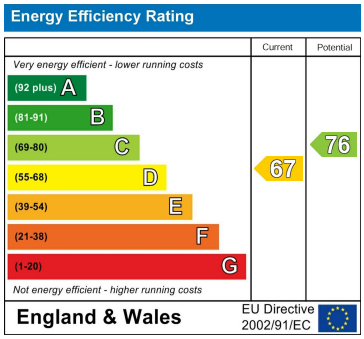
AGENTS NOTE
Please note the property is freehold, there is a management company and service charge for the maintenance of the communal grounds, paid twice yearly - £977 per annum

Viewings

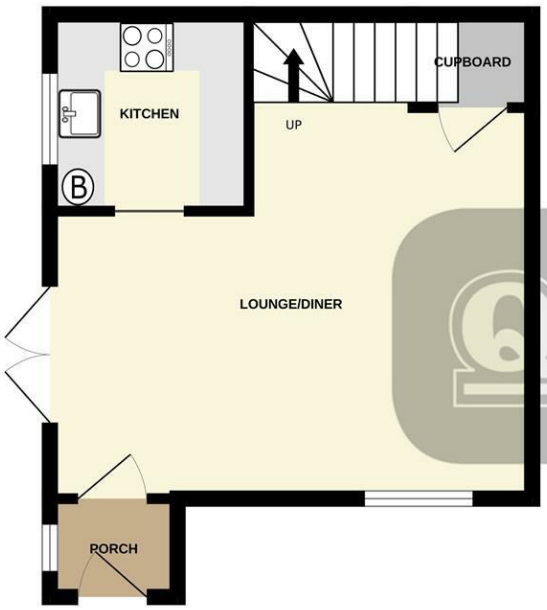
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

D



GROUND FLOOR



1ST FLOOR

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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