



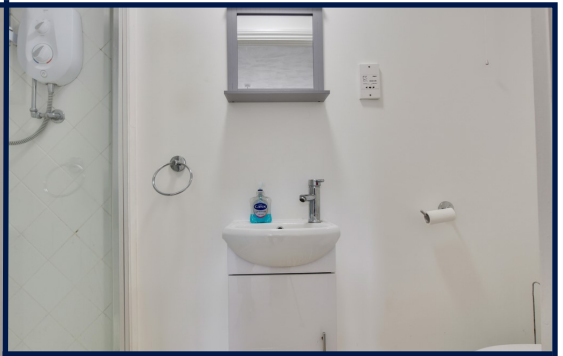
BURGHSTEAD CLOSE, BILLERICAY

£2000 PCM

- AVAILABLE IMMEDIATELY
- 3 BEDROOM DETACHED BUNGALOW
- BEDROOM 1 WITH EN-SUITE
- REAR GARDEN AND PARKING FOR ONE VEHICLE
- FAMILY BATHROOM
- KITCHEN
- LIVING ROOM / DINING ROOM
- SINGLE GARAGE

We are pleased to offer this 3 bedroom detached bungalow in Burghstead Close, Billericay. This property boasts 3 bedrooms, a living room / dining room, bedroom1 with en-suite, family bathroom, kitchen, rear garden, single garage and parking for one vehicle.





With UPVC panel and obscure glazed front door with obscure glazed sidelights opening into:

Entrance Hall

With ceiling lighting, access to loft, smoke alarm, wall mounted radiator, power points and wood effect laminate flooring.

Living Room / Dining Room – 17'11" x 12'7"

With windows to both front and rear aspects, French doors to patio and rear garden beyond, ceiling lighting, feature contemporary gas fireplace, wall mounted radiators, TV and power points, wood effect laminate flooring.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled work surface, one and a half bowl single drainer stainless steel sink unit with mixer tap, 4 ring gas hob with tiled splashback and extractor fan above, integrated double oven, recess and power for tall fridge freezer, recess power and plumbing for washing machine, ceiling lighting, window to rear garden, obscure glazed and panelled rear door to side, wall mounted radiator, array of power points, tiled flooring.

Bedroom 1 – 13'1" x 10'1"

With window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet and door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with wall mounted electric shower, wall mounted wash hand basin with mixer tap and vanity storage beneath, close coupled WC, ceiling lighting, extractor fan, wall mounted radiator, electric shaving point, tiled flooring.

Bedroom 2 – 10'2" x 8'5"

With window to front, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Bedroom 3 – 10'3" x 7'5"

With window to front, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap, close coupled WC, half tiled surround, obscure window to rear, ceiling lighting, electric shaving point, extractor fan, wall mounted radiator, tiled flooring and airing cupboard housing slatted shelves.

OUTSIDE

The front of the property is approached by a block paved driveway supplying immediate off-street parking for one vehicle, there is additional paved frontage, low piquet fence, mature shrub flowerbeds, outside lighting and personnel gate to:

Rear Garden

Split into artificial lawn and entertaining patio, all retained by close boarded fencing and wall with trellis and ivy over, outside water point, electric point and lighting can also be found along with door suppling access to:

Garage – 18'6" x 8'11"

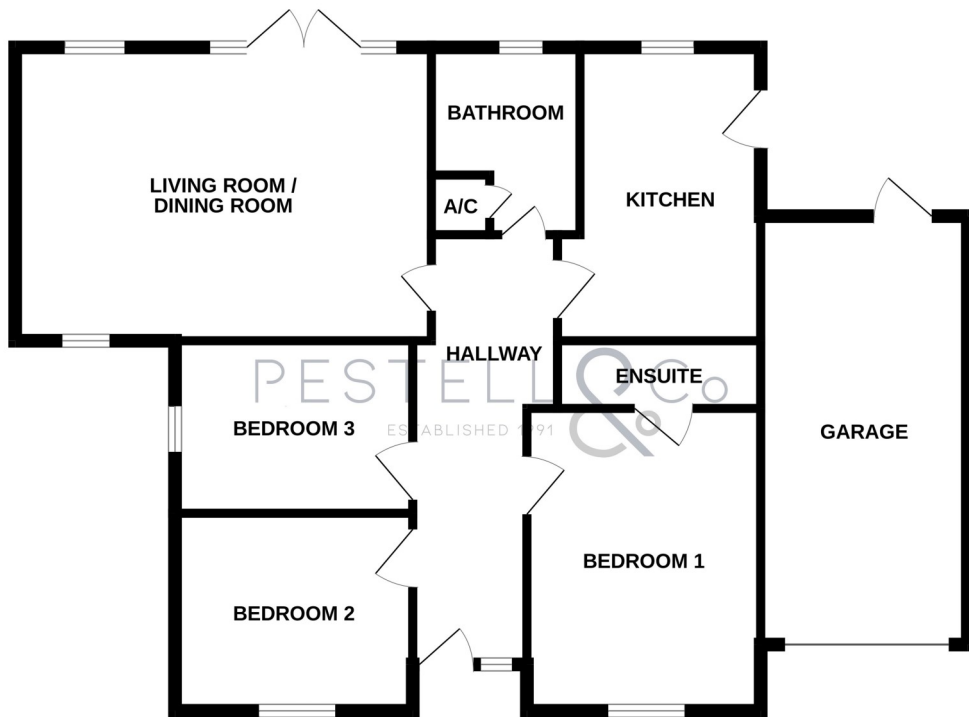
With up and over door from front driveway, wall mounted radiator and combination boiler, array of power points and lighting.



DETAILS

AWAITING EPC

GROUND FLOOR
965 sq.ft. (89.7 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

GENERAL REMARKS & STIPULATIONS

Burghstead Close is located in touching distance of Billericay town centre, which has many different shops, restaurants and other leisure activities, whilst also offering a railway station with direct access to London Liverpool Street.

DIRECTIONS



FULL PROPERTY ADDRESS

1A Burghstead Close, Billericay, CM12 9JZ

COUNCIL TAX BAND

Band D

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

Basildon Borough Council, Basildon Centre, The, St. Martins Square, St Martins Square, Basildon SS14 1DL

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?