



STUART THOMAS  
ESTATES



STUART THOMAS  
ESTATES

- RENOVATED THROUGHOUT
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- SOUGHT AFTER LOCATION
- CLOSE TO BILLERICAY HIGH STREET AND STATION

6 Leveller Row, Billericay, Essex , CM12 0XE

Guide price £400,000 - £425,000

JUST MOVE IN to this renovated 3 bedroom end terraced house located on the sought after Chaucer Court development in a quiet cul de sac which is also within easy reach of Billericay High Street and train station as well as local schools and the popular Lake Meadows. NO ONWARD CHAIN.



## Property Description

### GENERAL

JUST MOVE IN to this renovated 3 bedroom end terraced house located on the sought after Chaucer Court development in a quiet cul de sac which is also within easy reach of Billericay High Street and train station as well as local schools and the popular Lake Meadows. NO ONWARD CHAIN.

### INNER HALL

Entrance to the property is via a double glazed front door with obscure glass into a porch type area with cloak hanging. The fuse board is also sited here. Modern tiled flooring. Internal door to:

### LOUNGE

14' 8" x 14' 11" (4.47m x 4.55m) A good sized room with double glazed window to the front with modern blinds. Stairs to first floor. Light oak wood effect laminate flooring. Smooth plastered ceiling with recessed spotlights. Radiator. Wall mounted thermostat. Door to kitchen.

### KITCHEN/BREAKFAST ROOM

14' 4" x 9' 0" (4.37m x 2.74m) A lovely room overlooking the rear garden which has been fitted with modern shaker style base and eye level units with a wood effect work surface over and granite sink with drainer. There is an integrated Bosch electric oven with matching Bosch hob over with stainless steel chimney style extractor. The kitchen also offers an integrated dishwasher and washing machine. Space for fridge freezer as well as a table and chairs. There are French doors leading to the rear garden with a further double glazed window. Modern tiled flooring with the nice added touch of matching upstands and splash back to hob. Smooth plastered ceiling with recessed spotlights. Radiator.







#### LANDING

Access to the loft which has a pull down loft ladder is partially boarded and has a light. Newly fitted grey carpet.

#### BEDROOM ONE

11' 5" x 8' 4" (3.48m x 2.54m) The master bedroom offers built in cupboard space. Double glazed window to the front with modern blinds. Radiator. Smooth plastered ceiling. Newly fitted grey carpet.

#### BEDROOM TWO

9' 5" x 7' 4" (2.87m x 2.24m) The second bedroom overlooks the rear garden. Double glazed window. Radiator. Smooth plastered ceiling and newly fitted grey carpet.

#### BEDROOM THREE

8' 5" x 5' 9" (2.57m x 1.75m) Double glazed window to the front with modern blinds. Radiator. Smooth plastered ceiling. Newly fitted grey carpet.

#### BATHROOM

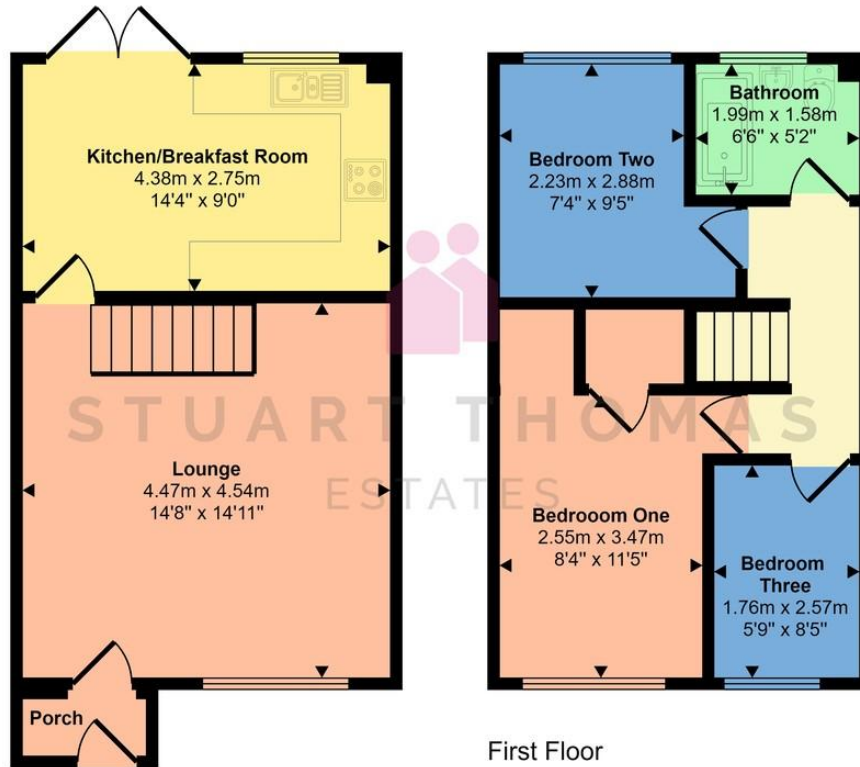
The bathroom offers a tranquil space to relax in! Half panelled to give it a luxurious feel there is a 3 piece bathroom suite comprising pedestal hand wash basin, close coupled WC and bath with mains shower over and glass screen. There is also tiling to all visible walls to the bath area. Chrome heated towel rail. Smooth plastered ceiling with recessed spotlights and the room is finished off with a modern tiled floor. Double glazed window to the rear with obscure glass.

#### FRONT GARDEN

The front garden is laid to lawn with a low maintenance border to the front. There is a useful storage cupboard which also houses the gas meter. Pedestrian access to the side of



Approx Gross Internal Area  
67 sq m / 725 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

the property. There is allocated off street parking at the end of the row.

**REAR GARDEN**

Commencing with a decked area with the remainder laid to lawn. Shed. Pedestrian access to the side.

**AGENTS NOTE**

Tenure freehold  
Basildon District Council  
Council Tax Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		