



## 8 Ganel's Road, Billericay - CM11 2TE

£415,000 Freehold

Discover the epitome of modern living in this inviting 3-bedroom end of terrace house, situated in a prime location.

Council Tax band: C - EPC Energy Efficiency Rating: D



**tyler** estates





**Entrance Hall**

**Kitchen/Breakfast room**  
17' 4" x 13' 6" (5.29m x 4.12m)

**Lounge / Diner**  
18' 8" x 10' 11" (5.69m x 3.33m)

**Landing**

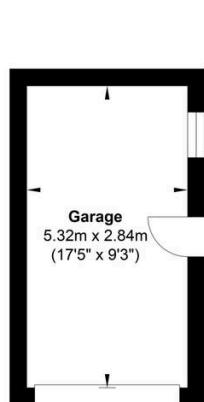
**Bedroom One**  
12' 10" x 10' 11" (3.90m x 3.33m)

**Bedroom Two**  
10' 8" x 9' 2" (3.25m x 2.79m)

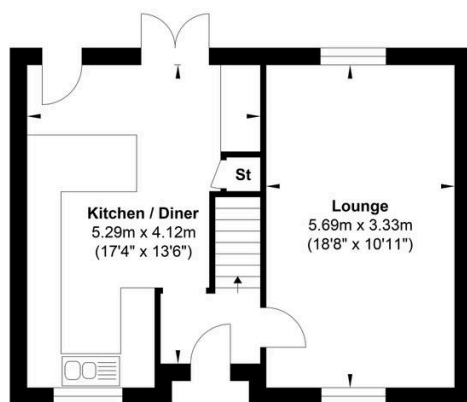
**Bedroom Three**  
7' 7" x 8' 2" (2.31m x 2.49m)

**Bathroom**  
10' 10" x 5' 7" (3.30m x 1.69m)

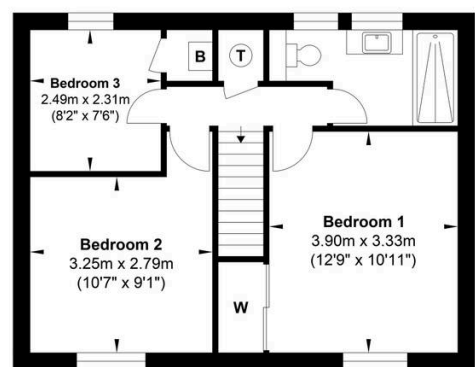
**Garage**  
17' 5" x 9' 4" (5.32m x 2.84m)



**Garage**



**Ground Floor**



**First Floor**

Gross Internal Floor Area : 101.03 m2 ... 1087.47 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given.