



6 Patricia Gardens, Billericay – CM11 2QR

£460,000 Freehold

Well presented three bedroom end of terrace with ****NO ONWARD CHAIN****, thoughtfully extended and newly decorated throughout.

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



tyler estates

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Entrance porch

4' 8" x 7' 8" (1.41m x 2.33m)

Hallway

13' 0" x 5' 10" (3.95m x 1.79m)

Kitchen

13' 11" x 6' 11" (4.25m x 2.10m)

Lounge / diner

28' 9" x 10' 7" (8.77m x 3.23m)

Sitting area

9' 1" x 7' 2" (2.77m x 2.19m)

Utility Room

7' 8" x 2' 9" (2.33m x 0.85m)

Landing

12' 6" x 8' 3" (3.81m x 2.51m)

Bedroom One

14' 6" x 9' 11" (4.42m x 3.02m)

Bedroom Two

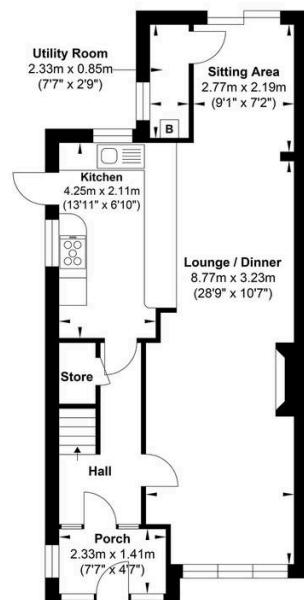
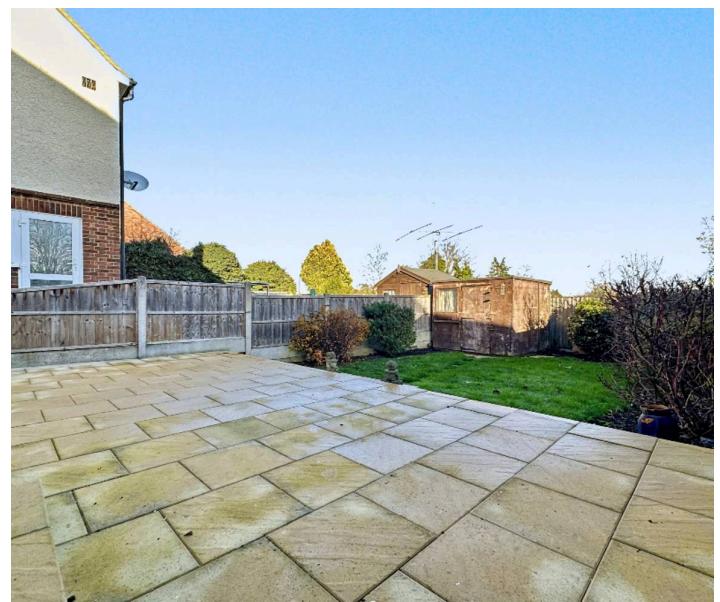
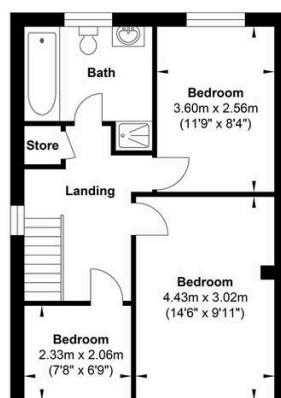
11' 10" x 8' 5" (3.60m x 2.56m)

Bedroom Three

7' 8" x 6' 9" (2.33m x 2.06m)

Bathroom

8' 8" x 8' 3" (2.65m x 2.51m)

**Ground Floor****First Floor****Gross Internal Floor Area : 100.82 m² ... 1085.21 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.