
Tyrrells Road
Billericay, ESSEX.

Tyrrells Road
Billericay Essex
Guide Price £280,000

Leasehold

•FIRST AND SECOND FLOOR MAISONETTE
•PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBES
•ALLOCATED OFF STREET PARKING SPACE
•OPEN PLAN LOUNGE/DINER & KITCHEN
•LOW MAINTENANCE REAR GARDEN
•CONVINENT FOR BILLERICAY HIGH STREET & MAINLINE STATION (1.8 MILES)
•CLOSE PROXIMITY ST PETER'S CATHOLIC PRIMARY SCHOOL
•COUNDIL TAX BAND: C

Lease Remaining: 102 Years
Service Charge: £90 Per Calendar Month
Ground Rent: £100 Per Annum









ENTRANCE HALL :
LVT flooring, smooth ceiling.

KITCHEN :
8'1 x 6'3
Fitted with a range of matching high gloss wall and base units with contrasting work surfaces incorporating inset sink unit, integrated Hotpoint oven and hob (Indesit) with extractor hood above, and space for additional appliances. LVT flooring, smooth ceiling with spotlights and open plan access to the lounge/diner.

LOUNGE/DINER :
12'8 x 11'6
Open plan living space featuring LVT flooring, smooth ceiling with spotlights and additional light fitting. Two double glazed windows to front provide ample natural light and space for both living and dining.

GROUND FLOOR BEDROOM :
6'4 x 9'3
Double glazed window to rear, fitted carpet, smooth ceiling.



GROUND FLOOR BATHROOM :
Enclosed bath with shower attachment, wash hand basin set within vanity unit and low level WC. Part tiled walls, obscure double glazed window to side and smooth ceiling with spot light.

BEDROOM ONE :
13'3 x 14'8
A spacious principal bedroom featuring fitted carpet, vaulted ceiling, fitted wardrobes providing ample storage and four Velux windows.
EN-SUITE:
Comprising shower enclosure, wash hand basin and low level WC. Part tiled walls, tiled flooring and Velux window.

REAR GARDEN :
Low maintenance rear communal garden commencing with a paved patio seating area.

BUYERS INFORMATION PACK :
Please see below a link to the Buyers Information Pack / TA Forms: https://res.gazeal.co.uk//bip-docs?appuid=5446968396a2938a8ea6bb1055149759

AGENTS NOTE:
In accordance with Section 21 of the Estate Agents Act 1979 we are obliged to inform all interested parties that the vendor of this property is a relative of a employee of Balgores Property Services.



Total area: approx. 61.0 sq. metres (656.1 sq. feet)

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Agents Aperture
agentsaperture.co.uk
Plan produced using PlanUp.



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