



Ayers & Cruiks
COMMERCIAL

For Sale

928 sq ft

**8 Tye Common Road,
Billericay, CM12 9ND**

**3-bedroom semi-detached
house arranged over two floors
with a rear garden and
driveway for two cars.**

- Freehold property available
- Close to local amenities
- Rear garden
- Offers from £450,000

www.ayerscruiks.co.uk



8 Tye Common Road, Billericay,
CM12 9ND

Summary

- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: D (64)

Contact & Viewings

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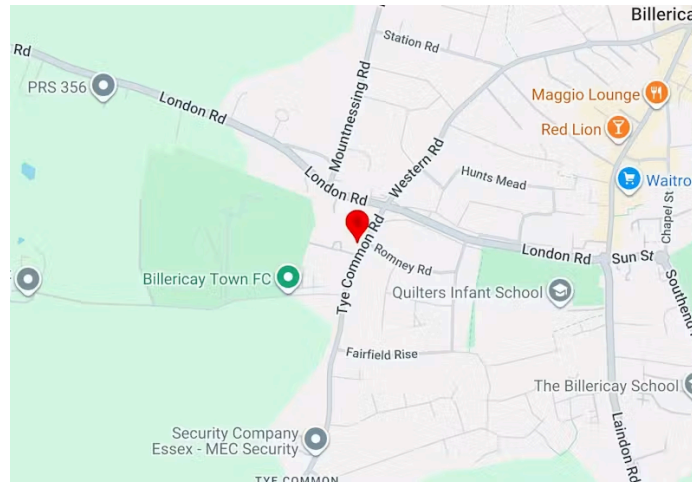
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Offices

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CM2 6JY
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Description

Ground floor:

Hallway (1.7m x 8.4m) - UPVC door, wood effect flooring, small storage cupboard and glazed rear back door

Cloakroom (0.8m x 1.6m) - Equipped with a WC, wash hand basin and UPVC obscured double glazed window

Lounge (3.4m x 5.9m) - UPVC glazed window to rear aspect, carpeted, artex ceiling, radiators

Storage cupboard (0.8m x 2m)

Kitchen (3.4m x 1.9m) - Wood effect flooring, equipped with oven, gas hob, stainless steel sink, washing machine and UPVC glazed window

First Floor

Landing with a loft hatch, carpeted, storage

Bedroom 1 (3.3m x 3.4m) - Carpeted, artex ceiling, UPVC double glazed window to front aspect, 1x radiator, fitted storage space

Bedroom 2 (3.3m x 3.8m) - Carpeted, artex ceiling, UPVC double glazed window to rear aspect, 1x radiator, fitted storage space

Bedroom 3 (2.2m x 2.7m) - Carpeted, artex ceiling, UPVC double glazed window to rear aspect, 1x radiator

Bathroom (1.9m x 1.7m) - Tiled effect vinyl flooring equipped with a bath with shower hose, WC, wash hand basin, UPVC obscured glazed window to the front

Storage cupboard (3.3m x 0.8m)



Location

This property is situated in the sought-after town of Billericay close to a wide range of local amenities, shops and schools. Billericay High Street and the town centre are within easy reach, while excellent road and rail connections provide convenient access to surrounding areas and London.

Accommodation

Floor/Unit	sq ft	sq m	Availability
Ground	439	40.78	Available
1st	489	45.43	Available
Total	928	86.21	

Price

Offers from £450,000

Viewings

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

