



## 31 Fairfield Rise, Billericay, CM12 9NP

Offers In Excess Of £425,000

- POPULAR QUILTERS AREA
- OWN DRIVEWAY
- SHOWER ROOM
- DINING AREA
- CONSERVATORY
- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- LOUNGE WITH FRENCH DOORS
- KITCHEN WITH APPLIANCES
- DETACHED GARAGE

# 31 Fairfield Rise, Billericay CM12 9NP

WELL PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW, IN THE SOUGHT AFTER QUILTERS AREA. Entrance hall with double glazed entrance door, radiator and loft access. to the left hand side is a dining area with double glazed bow window to front, radiator and opening into the lounge with French doors onto Conservatory having French Doors onto the rear garden.. The well fitted kitchen has a range of eye and base level units with work surface over incorporating sink unit with mixer tap, integrated fridge and separate integrated freezer, built in Neff electric oven with four ring Neff gas hob and extractor fan over, integrated dishwasher, cupboard with plumbing for washing machine, cupboard housing boiler and vinyl flooring. To the right hand side of the property are two bedrooms with double glazed windows and a shower room. Externally the front garden is lawned with a pathway leading to the entrance door. To the side of the property there is a driveway leading to a detached garage. The rear garden commences with a paved patio with the remainder mostly laid to lawn.



Council Tax Band: D



ENTRANCE HALL

LOUNGE

14'0" x 11'7"

DINING AREA

10'8" x 10'3"

FITTED KITCHEN

10'3" x 8'10"

CONSERVATORY

11'5" x 7'3"

BEDROOM ONE

12'1" x 11'0"

BEDROOM TWO

7'11" x 6'8"

SHOWER ROOM / W.C

6'5" x 5'9"

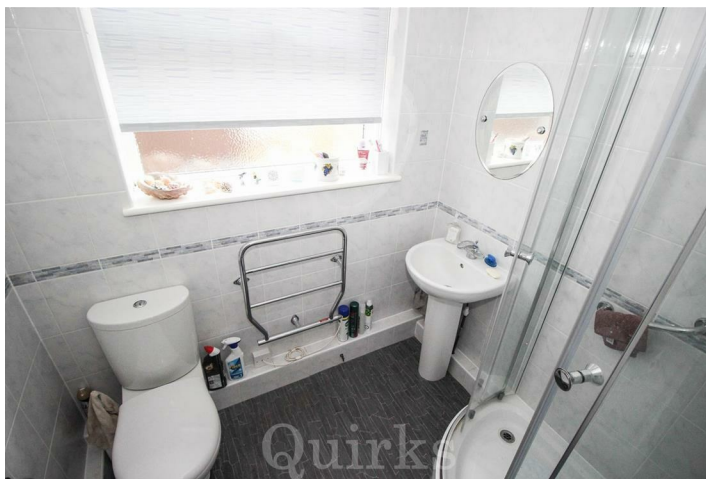
FRONT AND REAR GARDENS

OWN DRIVEWAY

DETACHED GARAGE

QUILTERS AREA

COUNCIL TAX BAND D





## Viewings

Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 85        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |



Total Area: 71.6 m<sup>2</sup> ... 770 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.