



5 Upland Drive, Billericay, Essex, CM12 0JT

Guide Price £450,000

- SOLD BY QUIRKS
- NO ONWARD CHAIN
- GROUND FLOOR CLOAKROOM
- LOUNGE/DINER
- APPROX 115' REAR GARDEN (not measured)
- QUIET CUL DE SAC
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- SHARED DRIVE TO GARAGE
- CLOSE TO AMENITIES



Viewings

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

Council Tax Band:

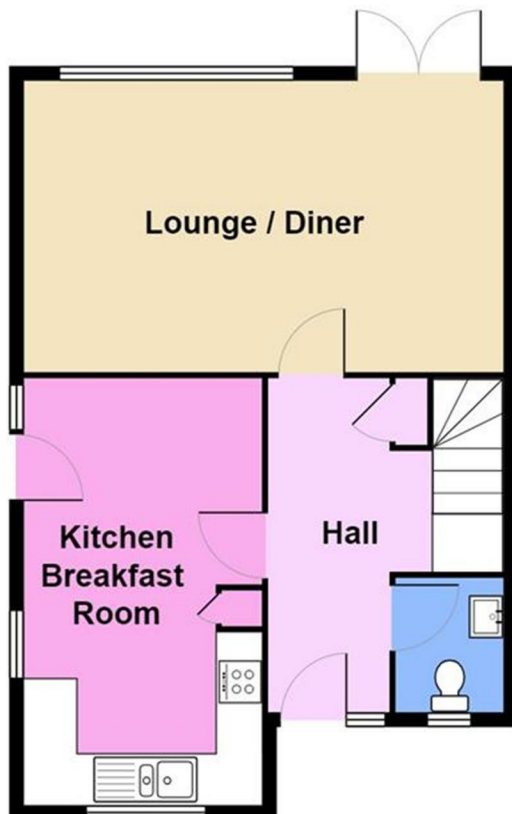
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

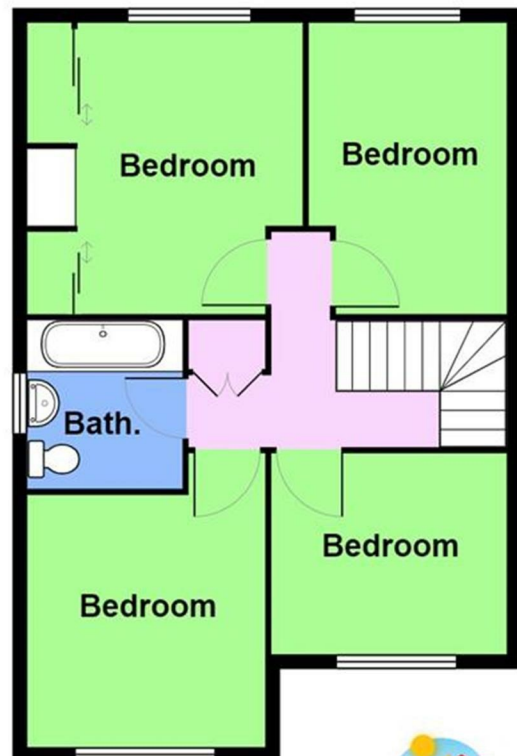
Ground Floor

Area: 42.6 m² ... 458 ft²



1st Floor

Area: 42.6 m² ... 458 ft²



Total Area: 85.1 m² ... 916 ft²



AIW Energy Assessors Limited
Energy Performance Consultants (EPCs)
T: 01283 443270 | 0794 388634 | E: info@aiwepc.co.uk

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 can only be used as such.