



30 Whitesmith Drive, Billericay, Essex, CM12 0FP

Offers In Excess Of £385,000

- SOLD BY QUIRKS
- BEAUTIFULLY PRESENTED
- RE-FITTED SHOWER ROOM
- MODERN KITCHEN
- OWN DRIVEWAY
- CLOSE TO STATION AND HIGH STREET
- TWO BEDROOMS
- LOUNGE / DINER
- LANDSCAPED REAR GARDEN
- TWO PARKING SPACES

30 Whitesmith Drive, Essex CM12 0FP

Having been extensively improved by the current owners, this beautifully presented two bedroom end terraced house, within easy walking distance of the Station and High Street. Once inside the entrance hall, there is a large, useful storage cupboard, smooth ceiling with downlighters and radiator. The modern fitted kitchen has double glazed window to front, range of fitted eye and base level units with work surface over incorporating one and a half bowl sink unit with mixer tap, integrated electric oven with four ring gas hob over, extractor fan, integrated dishwasher, space for fridge / freezer and washing machine, smooth ceiling with downlighters. To the rear of the house is a good size lounge / diner with double glazed door and window onto the landscaped rear garden. On the first floor, are two bedrooms, both having fitted wardrobes, smooth ceiling with downlighters and access to the loft via bedroom two. The current owners have created a beautifully appointed shower room with large walk in shower cubicle, vanity wash hand basin and low level W.C. Externally the vendors have created a driveway to the front, created off road parking for two vehicles, in addition to the two allocated parking spaces in block to the rear. The attractive landscaped rear garden has a porcelain paved patio with artificial lawn beyond, larger garden shed and fenced boundaries.



Council Tax Band:



ENTRANCE HALL
6'0" x 3'7"

KITCHEN
8'5" x 7'11"

LOUNGE/DINER
15'6" x 11'10"

LANDING

BEDROOM ONE
11'11" x 11'11"

BEDROOM TWO
11'5" x 5'9"

SHOWER ROOM
8'10" x 5'10"

REAR GARDEN
30'0"

DRIVEWAY

TWO PARKING SPACES

COUNCIL TAX BAND C





Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B		73	
(69-80) C			
(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 	