



## 11 Stock Road, Billericay, CM12 0AD

Offers In Excess Of £400,000

- DEVELOPMENT & REFURBISHMENT OPPORTUNITY
- AMPLE DOWNSTAIRS SPACE
- SOUGHT AFTER ROAD
- SEPARATE GARAGE
- STONES THROW FROM STATION AND LOCAL PARK
- DETACHED HOUSE
- PARKING FOR 2-3 CARS
- REPORTS AVAILABLE UPON REQUEST
- WALKING DISTANCE FROM HIGH STREET
- NO ONWARD CHAIN

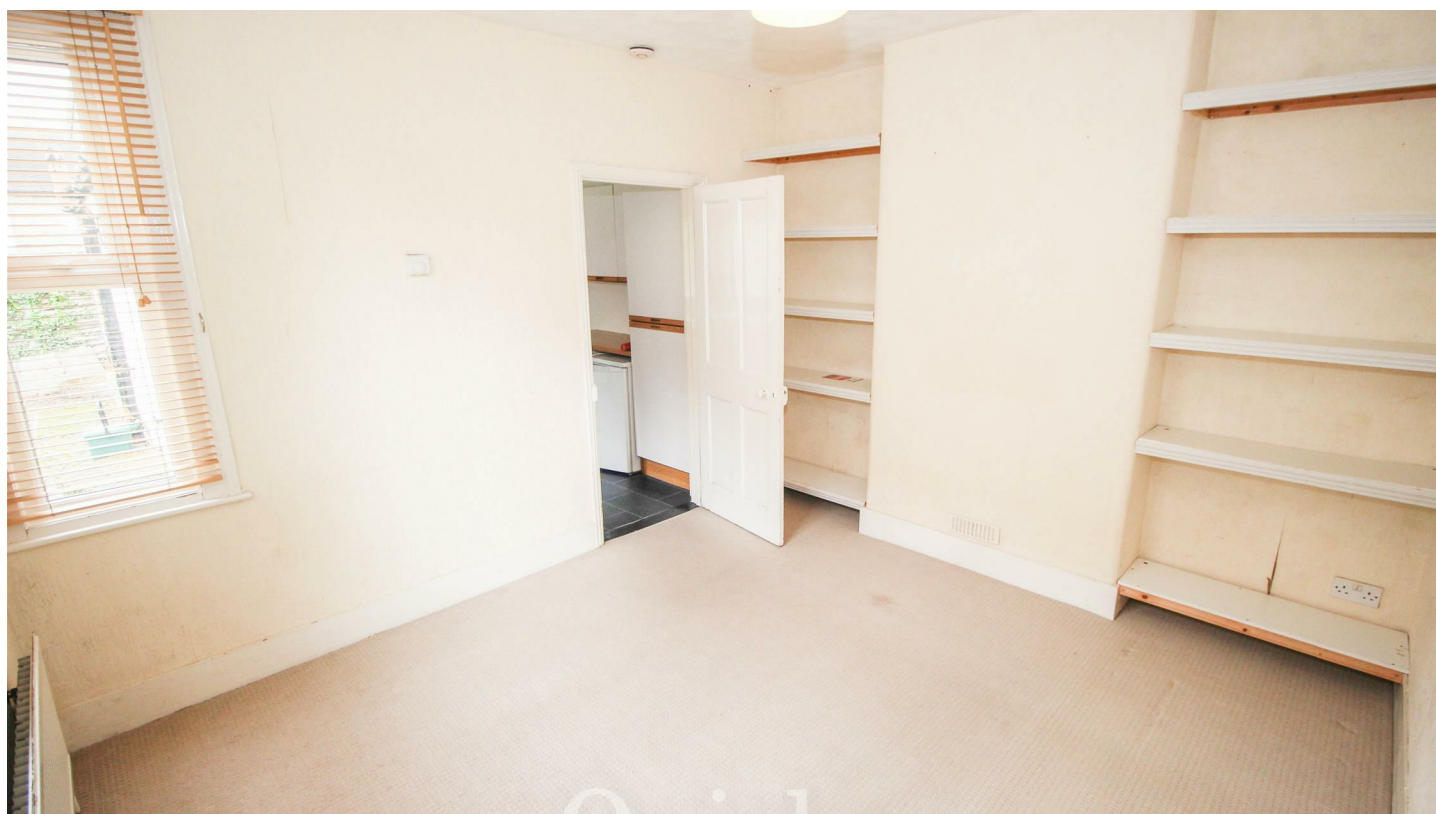
# 11 Stock Road, Billericay CM12 0AD

Upon entry is the spacious hallway with doorway to the right leading to the lounge with double aspect windows. To the left of the hallway is the dining room following through to the Kitchen with space for appliances and back door leading to the garden. Following on from the kitchen is the utility room and internal hallway which then leads through to the family bathroom along with second separate W.C.

To the first floor are two double bedrooms, both with double aspect windows. Externally, the property benefits from having good size landscaped garden with access via side gate to the front of the house. The front of the house has a driveway with parking for two to three cars and separate detached Garage with up and over door.



Council Tax Band: E



Entrance Hall  
9'3 x 5'4

Lounge  
12'16 x 12'16

Dining Room  
12'12 x 10'7

Kitchen  
14'9 x 9'0

Utility Room  
6'10 x 4'9

Inner Hall  
9'2 x 3'8

Bathroom  
9'11 x 9'7

W.C  
4'9 x 2'7

Landing  
12'5 x 5'3

Bedroom One  
12'16 x 12'9

Bedroom Two  
12'13 x 10'9

Garden

Garage





## Viewings

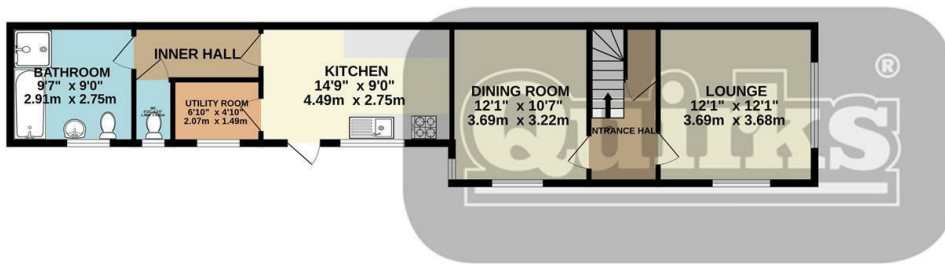
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

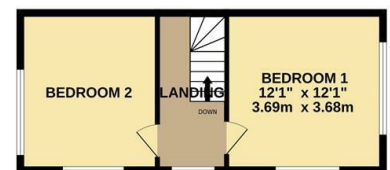
E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		48	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 985 sq.ft. (91.6 sq.m.) approx.

This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.  
Made with Metropix ©2023