



61 Whitesmith Drive, Billericay, CM12 0FP

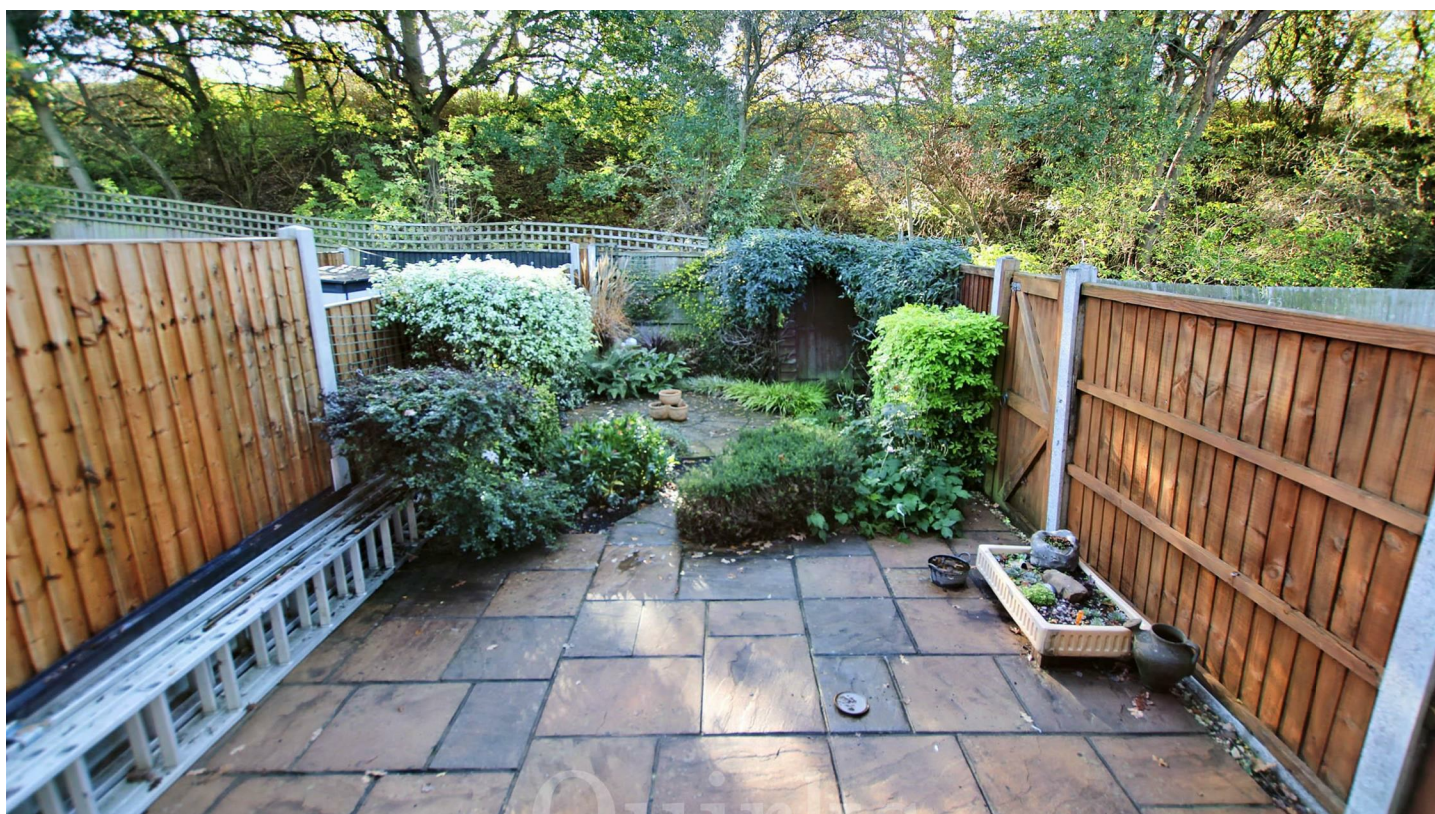
Offers In Excess Of £340,000

- SOLD BY QUIRKS
- ALLOCATED PARKING
- SOUTH FACING GARDEN
- CUL-DE-SAC LOCATION
- FITTED WARDROBES
- MODERN BATHROOM
- LOUNGE / DINER
- CLOSE TO MAINLINE STATION
- IDEAL FIRST TIME PURCHASE
- NEARBY SHOPS & PUBS

Situated in a secluded location on the popular Chaucer Court Development, is this modern two bedroom, end of terrace house. This property benefits from a low maintenance, South facing rear garden, with extensive patio area, storage shed and side access leading to the allocated parking area, with space for two vehicles. Internally the accommodation includes an entrance hallway, fitted kitchen with integrated four ring gas hob, oven / grill, fridge / freezer, stainless sink / drainer and space for washing machine, inset spotlights to the ceiling and electric under unit heater. To the rear aspect is a bright and spacious lounge / diner with inset spotlights to the ceiling, French doors leading to the garden, fitted under-stairs storage and glass balustrading to the stairs. To the first floor is a modern, fully tiled bathroom with low level W.C, pedestal wash hand basin, P-shaped panel bath with shower screen and wall mounted shower above, chrome heated towel rail, built-in airing cupboard housing the hot water tank and inset spotlights to the ceiling. Bedroom one is of an excellent size with a range of fitted wardrobes and inset spotlights to the ceiling, bedroom two also has the advantage of a fitted double wardrobe and access to the loft area. This property is conveniently located for nearby schools, shops, pubs and Billericay Mainline Railway Station, early viewing is strongly advised.



Council Tax Band: C



ENTRANCE HALLWAY

6'1" x 3'8"

KITCHEN

8'5" x 7'10"

LOUNGE / DINER

15'6" x 11'10"

FIRST FLOOR LANDING

5'9" x 3'3"

BEDROOM ONE

11'11" x 11'8"

BEDROOM TWO

12'2" x 5'9"

FAMILY BATHROOM

8'6" x 5'9"

SOUTH FACING REAR GARDEN

33'0" x 13'0"

ALLOCATED PARKING





Viewings

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

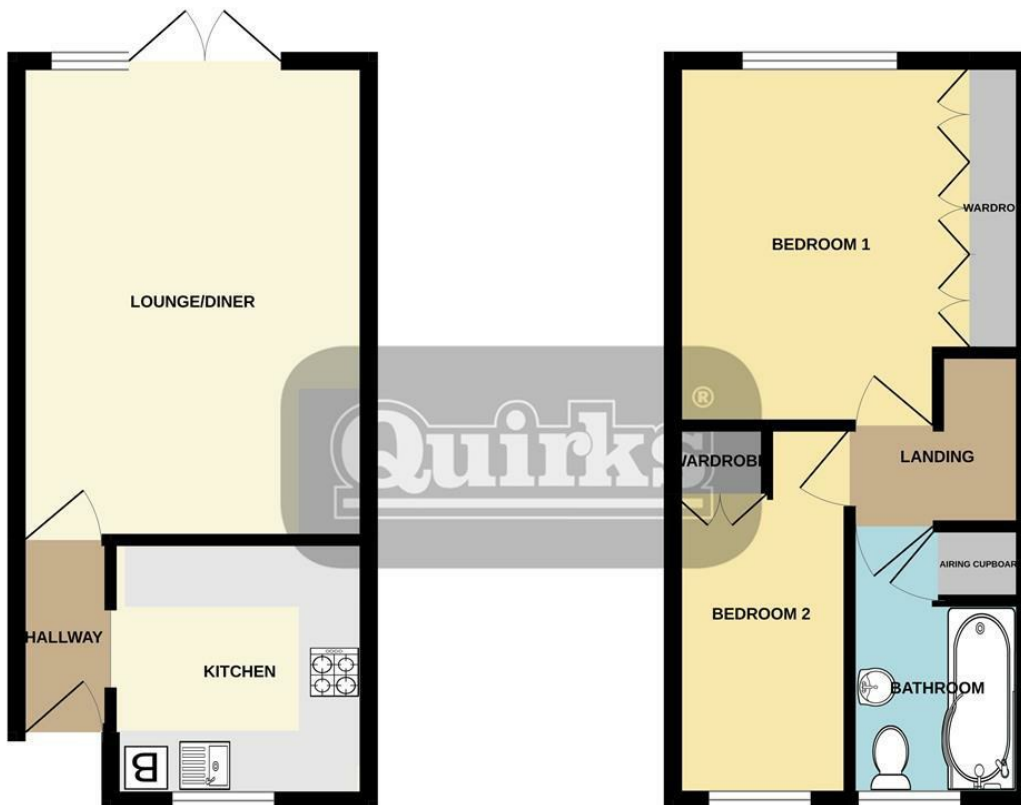
EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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

1ST FLOOR



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.
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