



69 Newlands Road, Billericay, CM12 0PH

Offers In Excess Of £400,000

- NO ONWARD CHAIN
- OFF ROAD PARKING
- TWO BEDROOMS
- SPACIOUS LOUNGE / DINER
- NORTH BILLERICAY LOCATION
- SOUTH FACING GARDEN
- GARAGE
- MODERN SHOWER ROOM
- NEARBY SCHOOLS & SHOPS
- EARLY VIEWING ADVISED

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Situated within the sought after area of North Billericay, within walking distance of highly regarded Buttsbury and Mayflower Schools, is this well presented two bedroom semi-detached bungalow. This property has the benefit of new roof tiles, felt and re-pointing, carried out in May 2023. Accommodation includes two double bedrooms, a lounge / dining room with French doors leading directly to the south facing garden, the dual aspect kitchen has garden access, there is range of wall and base level units, a corner cupboard housing the combination gas boiler, there are spaces for a freestanding oven, washing machine, fridge and freezer, fitted sink/drain to remain. The shower room is finished with a modern white, including corner shower cubicle, low level W.C, wash hand basin with cupboard under, chrome heated towel rail, tiled walls and flooring. There is a block paved driveway providing plenty of parking, with a shared access driveway to the detached garage. There are local convenience shops, bus routes and the Lake Meadows Recreational Park, all within walking distance. Rarely do bungalows of this type come available, also being offered with the advantage of NO ONWARD CHAIN.



Council Tax Band: D



ENTRANCE HALLWAY

8'0" x 6'9"

BEDROOM ONE

12'0" x 10'5"

BEDROOM TWO

11'3" x 9'5"

MODERN SHOWER ROOM

7'3" x 5'6"

LOUNGE / DINER

21'4" x 11'0"

KITCHEN

9'3" x 9'3"

DETACHED GARAGE

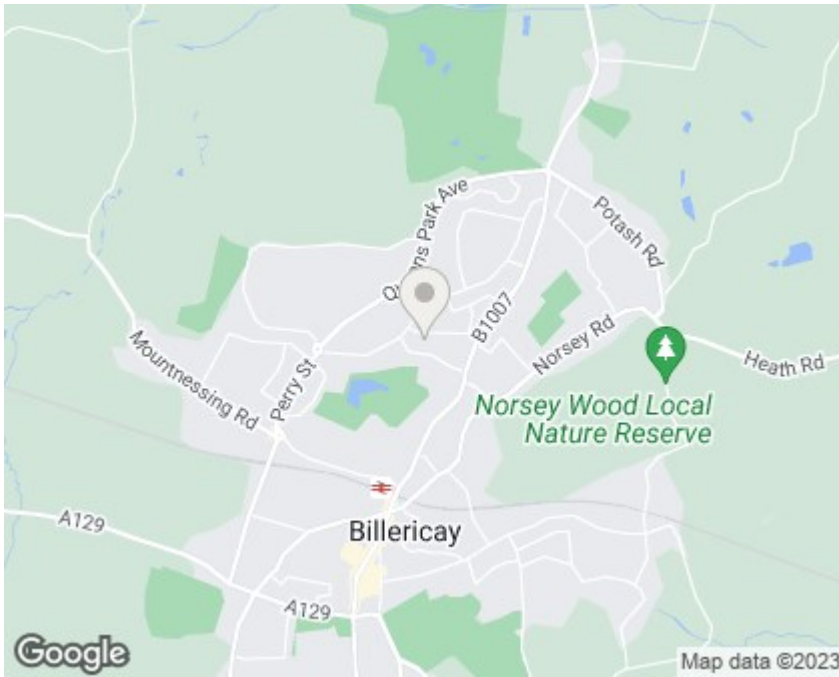
15'2" x 8'5"

SOUTH FACING GARDEN

41'0"

BLOCK PAVED DRIVEWAY & SHARED ACCESS TO SIDE





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			84
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND 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. Made with Metropix ©2022.