



## 8 Parklands, Billericay, CM11 1AS

Asking Price £380,000

- THREE BEDROOMS
- GROUND FLOOR W.C
- GOOD SIZE LOUNGE / DINER
- IN NEED OF MODERNISATION
- CUL DE SAC LOCATION
- TERRACED HOUSE
- GARAGE
- GOOD SIZED GARDEN
- CLOSE TO HIGH STREET AND STATION
- NO ONWARD CHAIN

# 8 Parklands, Billericay CM11 1AS

Located within a stones throw from Billericay's High Street and mainline railway station is this three bedroom terraced house with a driveway providing off street parking and garage. The property offers spacious accommodation throughout. Upon entry is the porch which follows through to the internal hallway, leading through to the kitchen to the right and the lounge/diner straight on. The Lounge has sliding patio doors leading out to the garden thereafter. On the first floor are the three bedrooms with Bedrooms One and Two being double rooms and the third being a good size single. The family bathroom is a good size and comprises of three piece white suite with hand basin, toilet and a bath. Externally the garden is East Facing and has a gate at the end which leads directly out to Norsey Road. To the front, there is a single garage and a driveway offering parking for one car with fruther grass space which could be converted to further driveway space. The property is in need of modernisation throughout and has the added benefit of being offered with No Onward Chain.



Council Tax Band: C



Porch  
7'7 x 3'0

Entrance Hall  
9'0 x 8'8

Downstairs Cloakroom  
6'0 x 2'4

Kitchen  
12'0 x 7'6

Living Room  
16'3 x 15'9

Landing  
8'11 x 5'9

Bedroom One  
18'8 x 7'10

Bedroom Two  
16'4 x 7'10

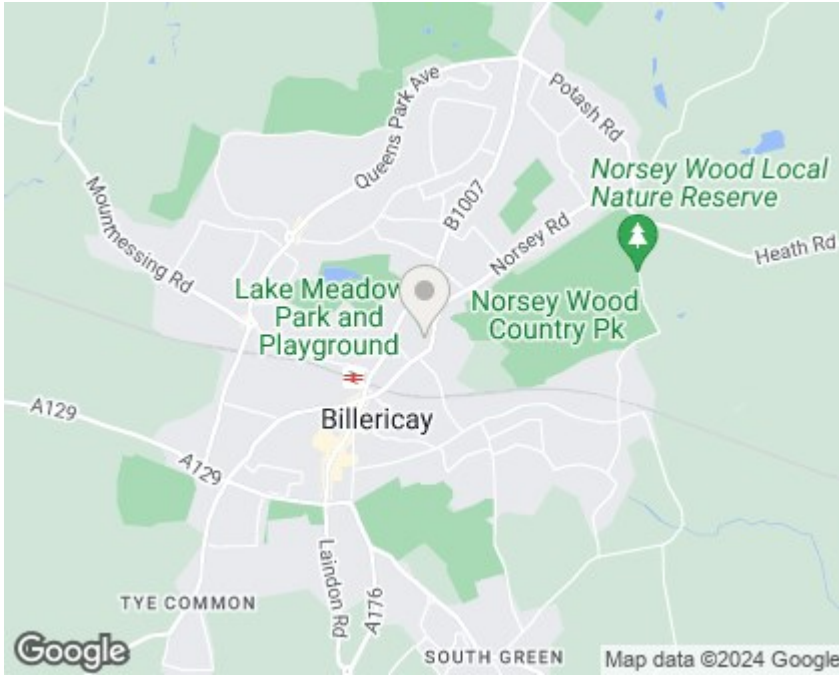
Bedroom Three  
8'10 x 7'6

Family Bathroom  
8'0 x 5'8

Garage

Garden





## Viewings

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

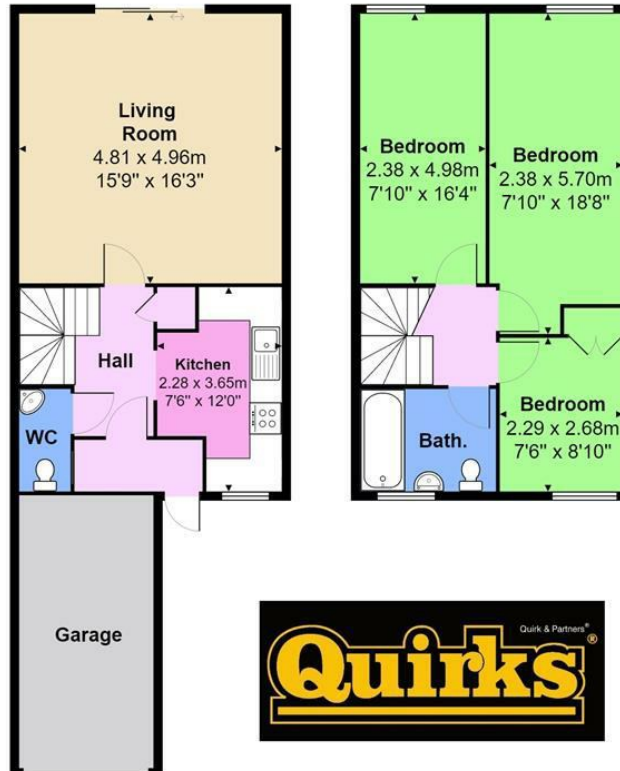
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(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**  
Area: 54.9 m<sup>2</sup> ... 590 ft<sup>2</sup>

**1st Floor**  
Area: 42.3 m<sup>2</sup> ... 456 ft<sup>2</sup>



Total Area: 97.2 m<sup>2</sup> ... 1046 ft<sup>2</sup>

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 so only be used as such.