



## 67 Whitesmith Drive, Billericay, CM12 0FP

Asking Price £365,000

- TWO BEDROOM
- CONSERVATORY
- CUL DE SAC LOCATION
- SOUTH FACING GARDEN
- OFF STREET PARKING
- TERRACED HOUSE
- MODERN KITCHEN AND BATHROOM
- CLOSE TO LOCAL FIELDS
- CLOSE TO LOCAL TRAIN STATION
- GARAGE IN A BLOCK



Tucked away in the popular Chaucer Court Development, is this two bedroom terraced house, perfect for investors and first time buyers alike. Upon entry is the hallway which leads to the left to the modern kitchen with built in oven and gas hob above with space for a washing machine and fridge / freezer, The 15ft Lounge is plenty big enough for good size corner sofa, coffee table and also offers ample storage space both in the form of under stair space along with an additional storage cupboard. Adding further living accommodation to the property, is the conservatory which offers extra space for a 6 seater dining table and further storage. On the first floor are the two bedrooms with Bedroom One having built in storage and plenty of space for a double bed, chest of drawers and bed side tables. The family bathroom has been finished to a modern standard and has a three piece white suite with built in storage. The second bedroom is a good size single bedroom which would be perfect for a child or used as a study. Externally the south facing garden offers patio space followed by a lawn area with access, via a gate at the back of the garden, to the walkway to the garage and parking space. The property has provision for Broadband (please check Broadband specific speeds and supply of coverage in the location using the Ofcom checker) and all utilities, gas, electricity and water are all metered supplies. This property is conveniently located for nearby schools, shops, pubs and Billericay Mainline Railway Station.



Council Tax Band: C





Entrance Hall

6'1 x 3'7

Kitchen

9'2 x 7'9

Lounge

15'5 x 12'0

Conservatory

9'6 x 9'5

Landing

Bedroom One

11'7 x 12'0

Bedroom Two

13'1 x 5'9

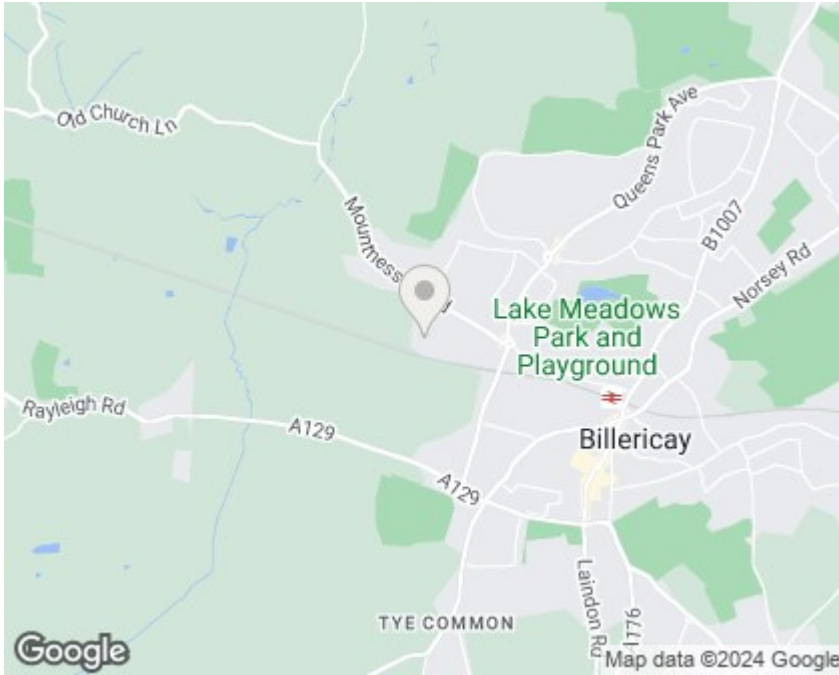
Bathroom

9'4 x 5'7

Garden

Garage in a block





## Viewings

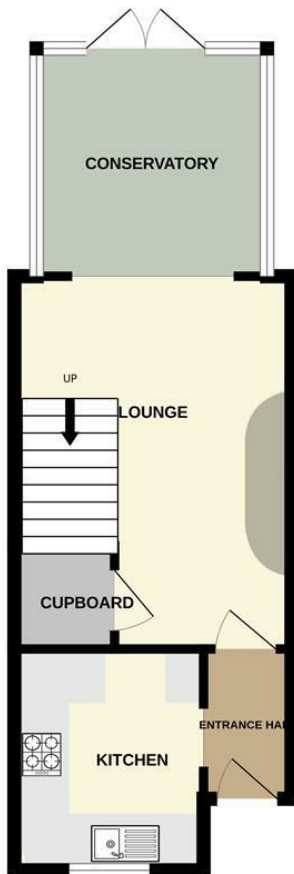
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

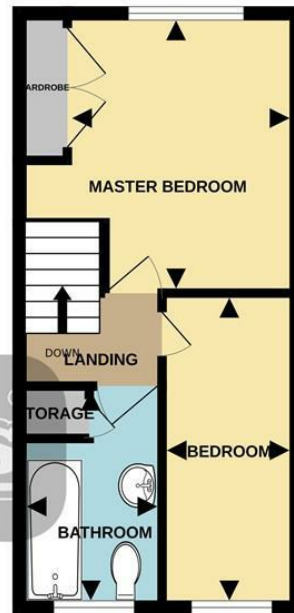
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(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  
361 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR  
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 644 sq.ft. (59.8 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.  
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