



38 Outwood Farm Road, Billericay, CM11 2NB

No Onward Chain £395,000

- INDEPENDENT DRIVEWAY
- WORCESTER COMBI-BOILER INSTALLED IN 2021
- 90FT SOUTH WEST FACING REAR GARDEN
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- GARAGE
- 18FT LOUNGE / DINER
- NEARBY SCHOOLS & OPEN COUNTRYSIDE
- MODERN WET ROOM
- IN NEED OF MODERNISATION

* NO ONWARD CHAIN * In need of modernisation is this semi-detached, two double bedroom family home, close to schools & open fields. Set back from the road with a long independent driveway, leading to the integral garage and with side gate access to the 90ft South West facing rear garden. Internally the property has a spacious entrance hallway with understairs storage cupboard, leading to the 18ft lounge/diner, with gas fire and double glazed patio doors to the rear garden, the kitchen requires updating and has built -in storage space, stainless steel sink/drainers, side door & double glazed window and spaces for oven, washing machine and fridge/freezer. The first floor landing has access to the loft and leads to the modern wet room, with wall mounted electric shower and vanity unit wash hand basin, there is a separate W.C. To the front of the property is a 15ft x 15ft bedroom with eaves storage, bedroom two is also an excellent size with wash hand basin and views over open farmland to the rear aspect. The central heating system was upgraded in 2021 with Worcester Combination gas boiler and new radiators. This property offers plenty of potential for improvement / renovation and scope to add a third bedroom if required. Due to the semi-rural but also convenient location, being close to schools, Norsey Woods Nature Reserve and local amenities. early viewing is strongly advised.



Council Tax Band: D



ENTRANCE PORCH

5'9 x 2'3

HALLWAY

18'6 x 5'9

KITCHEN

9'8 x 9

LOUNGE / DINER

18 x 15'4 reducing to 12'9

BEDROOM ONE

15'4 x 15'3 reducing to 12'9

BEDROOM TWO

14'0 x 13'9 reducing to 7'9

WET ROOM

7 x 5'10

SEPARATE W.C

4'2 x 3'1

FIRST FLOOR LANDING

10'8 x 3'1

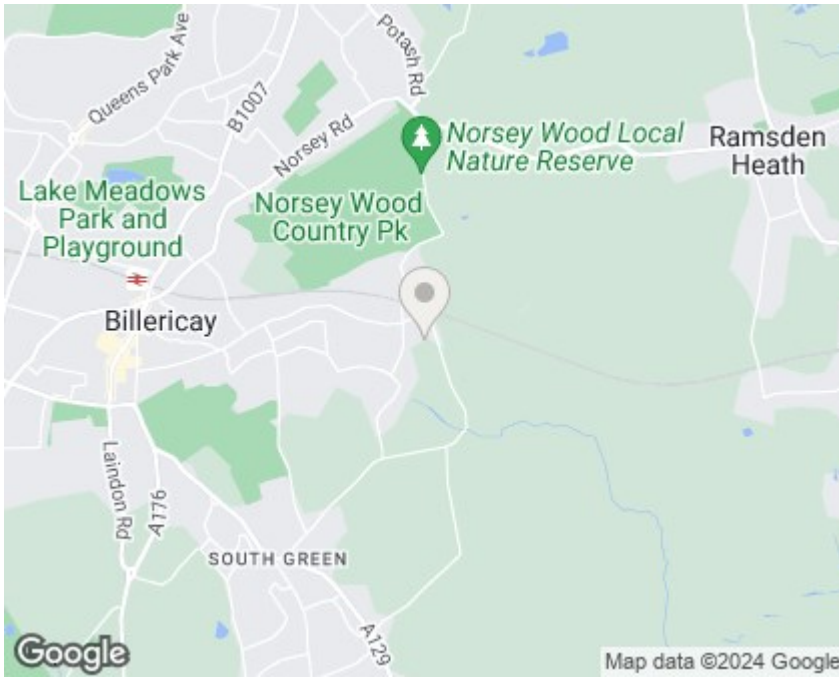
GARAGE

15'1 x 8'9

SOUTH WEST FACING REAR GARDEN

90 x 22





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			82
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR
492 sq.ft. (45.7 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 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.

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