



146 Salesbury Drive, Billericay, CM11 2JN

Guide Price £300,000 - £325,000

- **** GUIDE PRICE £300,000 - £325,000 ****
- TWO DOUBLE BEDROOMS
- BIFOLD DOORS TO 58ft GARDEN
- NEW FLOORING THROUGHOUT
- NO OFF STREET PARKING
- TWO RECEPTION ROOMS
- OPEN PLAN LOUGE / DINER / KITCHEN
- MODERN BATHROOM
- CLEVER STORAGE
- NO ONWARD CHAIN

Tucked away in a secluded part of Salesbury Drive, is this recently refurbished Two Bedroom End of Terrace Property. Upon entry, is the first reception room to the front of the property which would be perfect for a second sitting room / snug or a study, dependent on what the purchaser wanted to do with the room. Following through from here is the good size entrance hall with ample clever under stair storage space allowing the perfect place for washing machine / dryer, with both long and short storage cupboards. To the left, is the open plan Lounge / Diner / Kitchen with Bifolding doors to the 58ft South facing garden. The current owner has refitted the kitchen to a high standard with brand new integrated appliances consisting of an oven, hob, integrated fridge and freezer. On the first floor, the bathroom has also been replaced with a bath with a shower over head, toilet and free standing hand wash basin. Both of the bedrooms are good size doubles and the upper floor has been refitted with new carpet and freshly painted throughout. The property offers two loft spaces for further storage. Viewing is highly recommended to appreciate the finish of the house. AGENTS NOTE : The property does not come with off street parking.

 2  1  2  D

Council Tax Band: C



Entrance Hall
6'8 x 163'6

Sitting Room / Study
6'4 x 6'4

Kitchen
9'5 x 10'5

Lounge / Diner
18'7 x 9'5

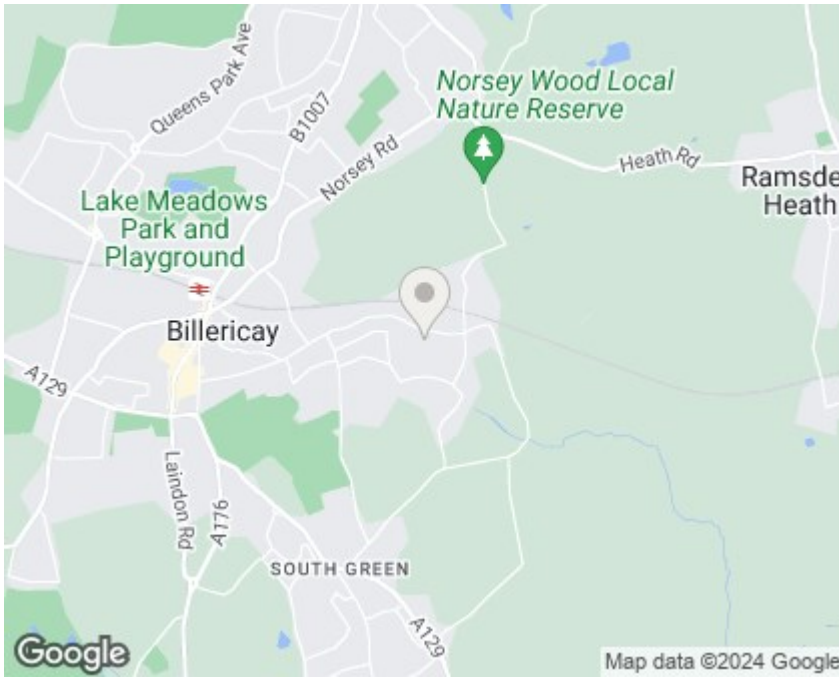
Landing
11'3 x 6'6

Bedroom One
14'6 x 8'6

Bedroom Two
11'0 x 10'7

Garden
58ft





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			83
(69-80) C		63	
(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
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 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.
Made with Metropix ©2024