



## 248 Outwood Common Road, Billericay, CM11 2LG

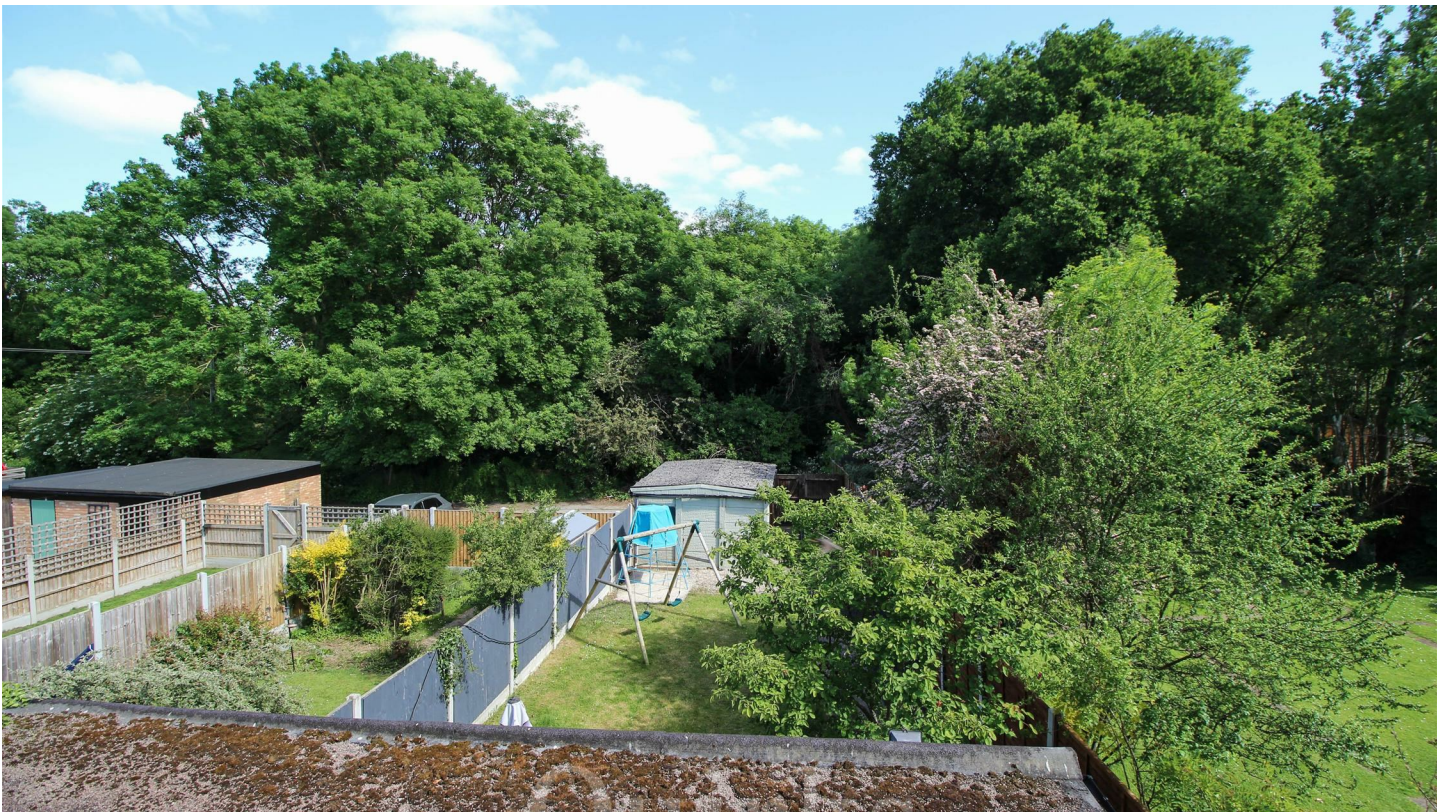
Asking Price £415,000

- NO ONWARD CHAIN
- VIEWS TO REAR
- REFITTED KITCHEN
- LARGE REAR GARDEN
- GARAGE AND PARKING
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- CLOAKROOM/UTILITY ROOM
- BEAUTIFULLY PRESENTED
- VIEWING ESSENTIAL

IEWS OVER FIELDS TO REAR AND OFFERED WITH NO ONWARD CHAIN. Once inside the very spacious entrance porch, you step into the bright and airy lounge with double glazed window, multi-fuel burner, laminate flooring and smooth ceiling with downlighters. From inner lobby, stairs rise to the first floor and doors lead to the ground floor cloakroom / utility room, and the refitted kitchen, with a range of high gloss eye and base level units with work surface over incorporating sink unit, built in electric oven, four ring induction hob with extractor over, integrated fridge/freezer and dishwasher, smooth ceiling with downlighters. the ground floor extension provides a dining room and a third bedroom. On the first floor are two good sized double bedrooms and a spacious bathroom. Externally the property has a good sized front garden, with side access leading to the rear garden, which measures in excess of 60' and provides access to the larger than average garage, which has parking in front for 2 vehicles. Enjoying views over fields to the rear.

3 1 2 D

Council Tax Band: C



**ENTRANCE PORCH**

7' 7" x 7' 5"

**LOUNGE**

14' 10" max x 12' 6"

**FITTED KITCHEN**

11' 3" x 8' 4"

**CLOAKROOM/UTILITY ROOM**

6' 8" x 5' 5"

**DINING ROOM**

10' 10" x 8' 9"

**INNER LOBBY**

6' 6" x 2' 10"

**LANDING**

13' 6" x 6' 8"

**BEDROOM ONE**

10' 10" x 10' 1"

**BEDROOM TWO**

10' 11 2 x 10' 9"

**BEDROOM THREE (GROUND FLOOR)**

10' 10" x 8' 9"

**BATHROOM**

7' 4" x 6' 7"

**LARGE FRONT GARDEN**

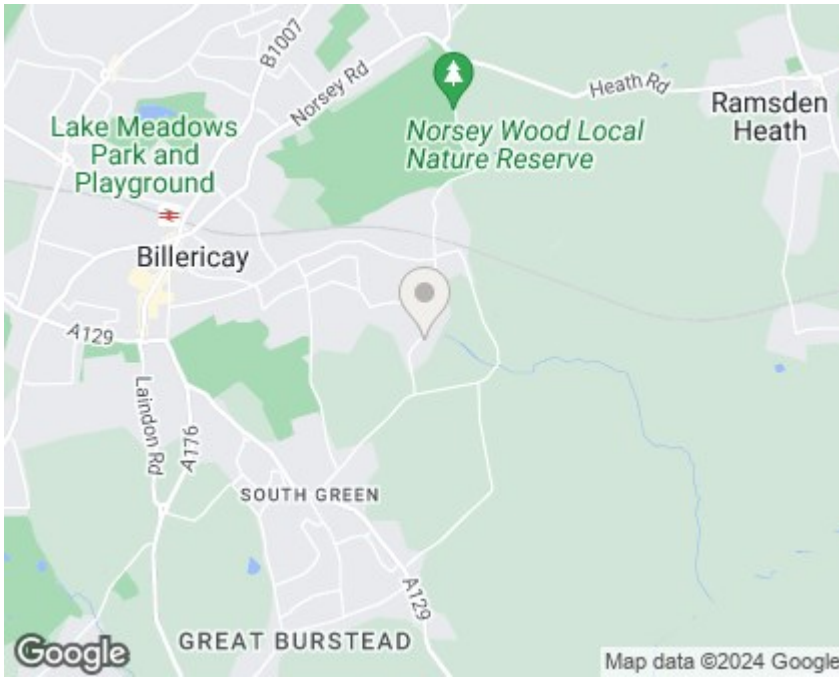
**REAR GARDEN**

in excess of 60'

**GARAGE**

16' 1" x 11' 11"





## 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			86
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

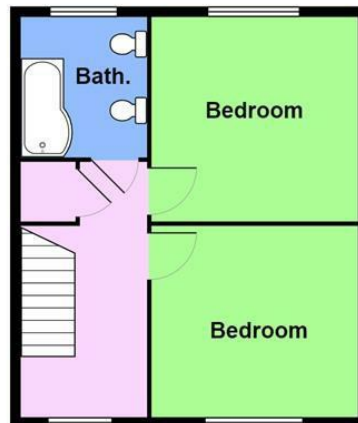
### Ground Floor

Area: 56.5 m<sup>2</sup> ... 608 ft<sup>2</sup>



### 1st Floor

Area: 34.9 m<sup>2</sup> ... 376 ft<sup>2</sup>



Total Area: 91.4 m<sup>2</sup> ... 984 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.

