



## 11 Fairfield Rise, Billericay, CM12 9NP

**Guide Price £400,000 - £425,000**

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- SEMI DETACHED HOUSE
- CLOSE TO HIGH STREET
- 20FT LOUNGE / DINER
- GOOD SIZE GARDEN
- THREE BEDROOMS
- QUILTERS CATCHMENT
- IN NEED OF COMPLETE REFURBISHMENT
- SEPARATE GARAGE
- NO ONWARD CHAIN

Situated in the desirable Quilters Catchment Area and within easy walking distance from the high street, is this three bedroom, semi - detached family home. In need of complete refurbishment throughout, this property would be the perfect project for any buyer looking to put their own stamp on their new home. Upon entry the entrance hallway is spacious and light and leads through, to the right, to the 20ft Lounge / Diner with double door access out into the garden. The galley kitchen has room for appliances as well as storage cupboard and single door to the garden. To the first floor are three bedrooms, with bedroom one and two being doubles and the third, a good sized single room - perfect for an office or nursery. The bathroom comprises of three piece white suite with over head shower and storage cupboard. Externally, the house is approached by a shared driveway with separate garage and has good sized frontage which would be perfect for replacing with a driveway for at least two cars. The Garden is mostly unoverlooked and commences with stones and follows with grass lawn and an area to the rear which is perfect for growing vegetables. This listing is also offered with no onward chain.



Council Tax Band: C



Entrance Hall  
11'0 x 6'0

Lounge / Diner  
20'02 x 10'06

Kitchen  
9'08 x 8'08

Bathroom  
6'03 x 6'03

Landing  
8'8 x 7'0

Bedroom One  
12'0 x 10'2

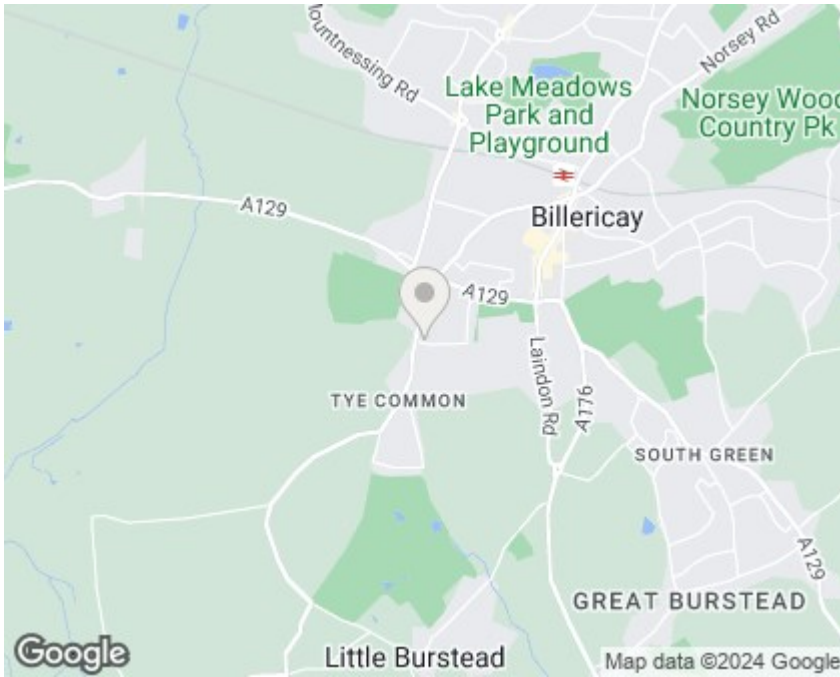
Bedroom Two  
13'03 x 10'01

Bedroom Three  
9'10 x 7'10

Separate Garage

Garden





## Viewings

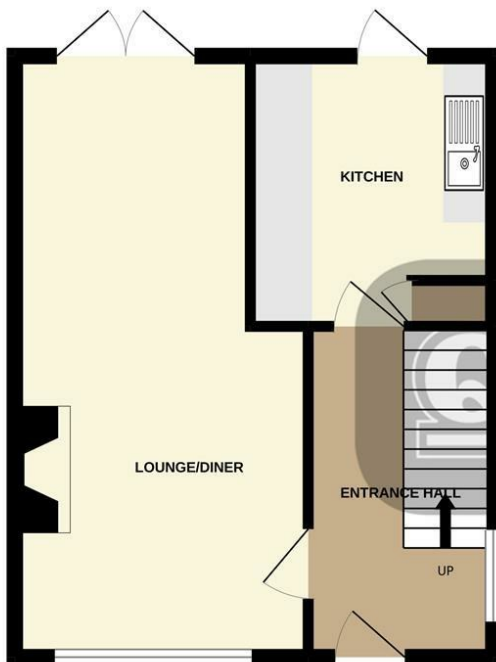
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

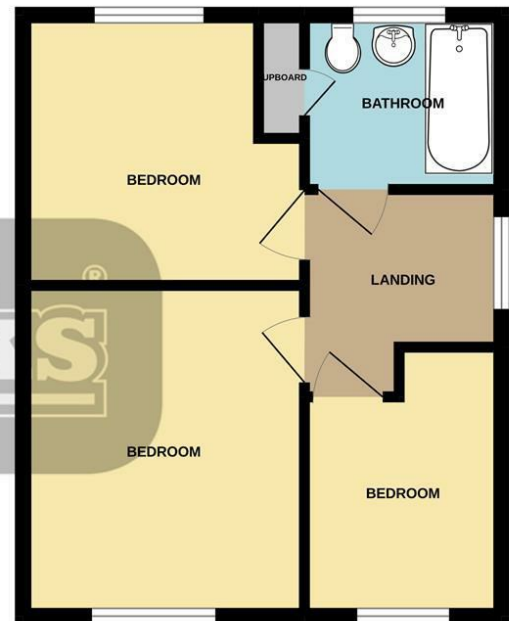
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		22	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 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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