



**139 Grange Road, Billericay, CM11 2SA**

**Guide Price £425,000**

- NO ONWARD CHAIN
- GOOD SIZE GARDEN
- SCOPE FOR EXTENSION (STPP)
- GARDEN ROOM / SHED
- TWO / THREE BEDROOMS
- IN NEED OF MODERNISATION
- SOUGHT AFTER LOCATION
- NEAR TO SCHOOLS & SHOPS



In need of complete renovation throughout is this well sized two bedroom chalet with a larger than average garden and frontage. Internally the property comprises of a large entrance hall leading on dining room to the front, lounge with garden access to the rear, The kitchen / diner is towards the back of the house and flows through to the utility room, also leading to the side access to the garden, and downstairs W.C. On the first floor are the two double bedrooms and the large family bathroom with storage space which could easily be made into an ensuite for the master bedroom. Externally, the garden is larger than average and split into two sections. To the front is a large lawn which could easily be turned into a driveway as the neighbors on both sides have done. The property is offered with NO ONWARD CHAIN and would be the perfect project.



Council Tax Band: D



Entrance Hall

11'7 x 4'7

Dining Room / Bedroom 3

12'1 x 10'2

Lounge

18'5 x 11'4

Kitchen

14'8 x 8'6

Utility Space

12'2 x 5'9

Downstairs W.C

5'8 x 3'2

Landing

10'9 x 7'8

Bedroom One

12'9 x 12'1

Bedroom Two

12'2 x 7'9

Bathroom

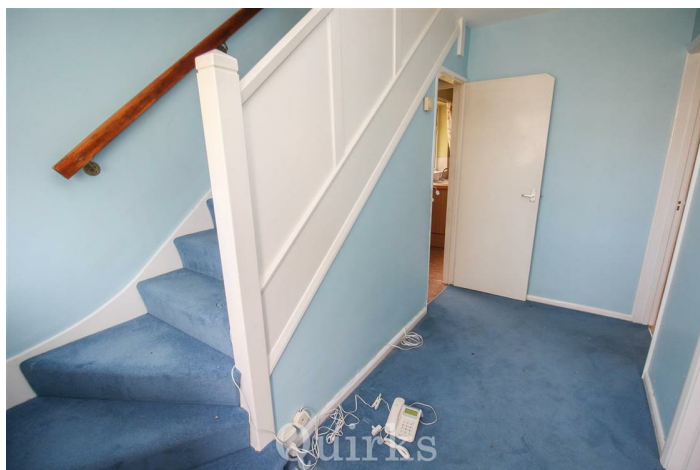
7'8 x 5'4

Storage Cupboard

5'8 x 4'3

Garden

Summer House







## Viewings

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

## EPC Rating:

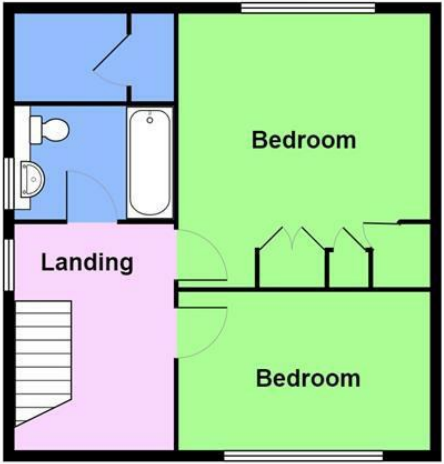
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(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: 59.6 m<sup>2</sup> ... 642 ft<sup>2</sup>



**1st Floor**  
Area: 40.3 m<sup>2</sup> ... 434 ft<sup>2</sup>



Total Area: 99.9 m<sup>2</sup> ... 1076 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.



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