



21 Sun Street, Billericay, CM12 9LW

Asking Price £310,000

- TWO BEDROOM COTTAGE
- 40FT LOW MAINTENANCE GARDEN
- BEDROOMS WITH BUILT-IN STORAGE
- A SHORT WALK TO HIGH ST & MAINLINE STATION
- HANDMADE, DOUBLE GLAZED SASH STYLE WINDOWS
- NO ONWARD CHAIN
- REFITTED BATHROOM
- CENTRAL BILLERICAY LOCATION
- LOUNGE & DINING ROOM
- IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT

OFFERED FOR SALE WITH NO ONWARD CHAIN. This two bedroom cottage, is situated in a central location, just off Billericay High Street. There is easy access to a vast range of shops, Waitrose Supermarket, bars and restaurants, also just a short walk to Billericay Mainline Railway Station,. Perfectly suited for first time buyers, downsizers and buy to let investors alike. This property has the advantage of a low maintenance garden, measuring approximately 40ft in depth, with rear gate access. The accommodation includes a living room with feature fireplace, leading to the dining room, with built-in under stairs storage cupboards. The dining area opens to the kitchen, with a range of wall and base level units, sink / drainer, integrated oven & hob, gas boiler, space for fridge / freezer, double glazed window and door to garden. There is a storage area / utility space, suitable for a washing machine, leading to the recently updated ground floor bathroom, fully tiled, with modern white suite, including bath with shower over, low level W.C, wash hand basin and chrome heated towel rail. The first floor landing leads to two spacious bedrooms, both with built-in storage space. Internal viewing is strongly advised to appreciate this property's handmade sash style windows and 19th Century character.



Council Tax Band: C



LIVING ROOM

13'3 x 10'8

DINING ROOM

13'3 x 8'9

KITCHEN

10'3 x 7'2

STORAGE / UTILITY

5'6 x 2'1

GROUND FLOOR BATHROOM

7'10 x 4'8

FIRST FLOOR LANDING

BEDROOM ONE

12'2 x 10'9

BEDROOM TWO

9'7 x 8'2

LOW MAINTENANCE REAR GARDEN

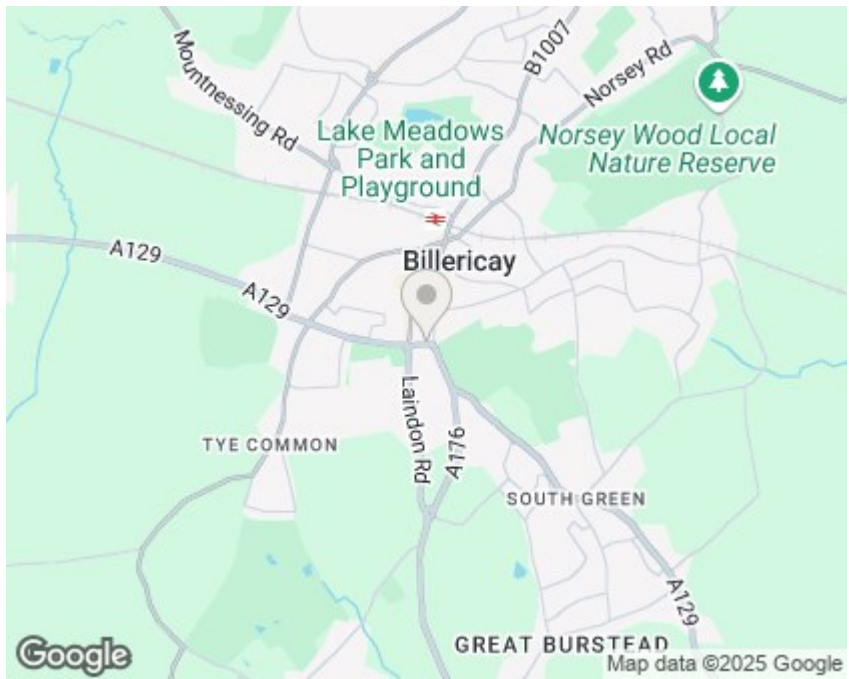
41 x 14

NO ONWARD CHAIN

AGENTS NOTE

There is no off street parking available with this property





Viewings

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

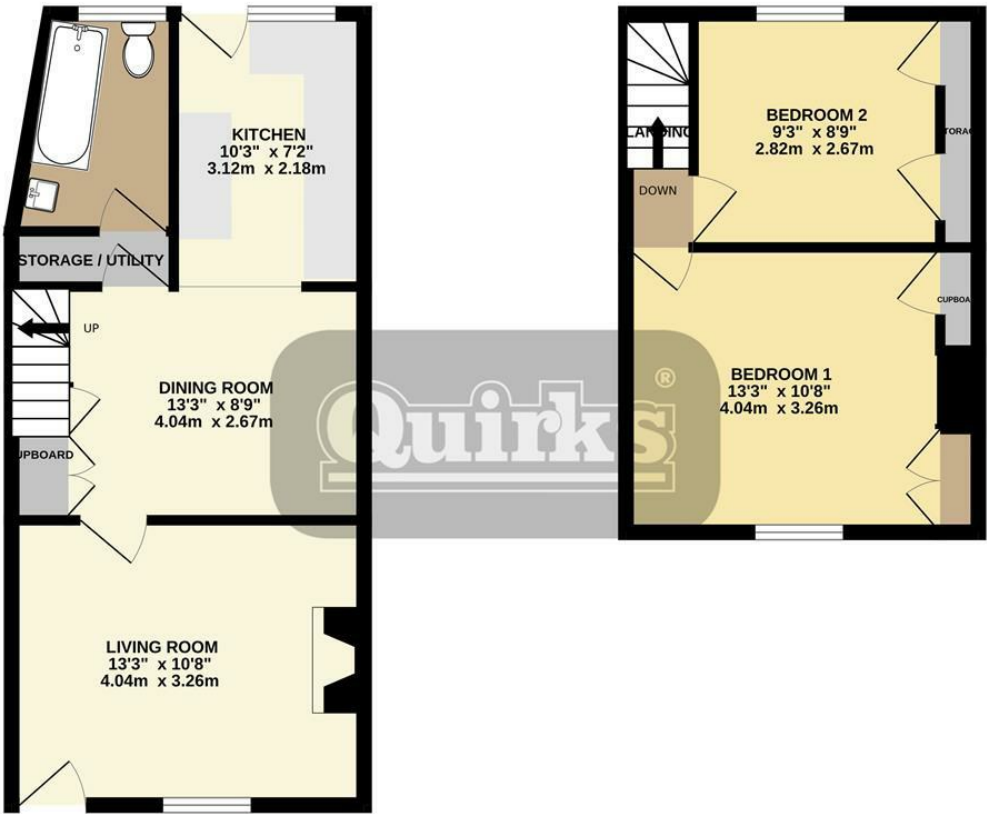
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 635 sq.ft. (59.0 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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