



2 Pembroke Close, Billericay, CM12 0PF

Guide Price £365,000

- NO ONWARD CHAIN
- MODERN BATHROOM
- CORNER PLOT
- SOUGHT AFTER CUL-DE-SAC LOCATION
- TWO DOUBLE BEDROOMS
- KITCHEN / DINER
- UPVC DOUBLE GLAZING
- DETACHED GARAGE & OWN DRIVEWAY
- NEARBY SHOPS & SCHOOLS
- IDEAL FIRST TIME PURCHASE

Situated on a corner plot, in a sought after cul-de-sac location, within the popular Queens Park Development, is this well presented two bedroom semi-detached house,, with it's own driveway and detached garage. Offered for sale with NO ONWARD CHAIN, this property would make an ideal first time purchase, or opportunity for a downsizer, looking to be near amenities. Buttsbury Infant & Junior schools are within walking distance, along with Stock Brook Country Club, convenience shops at The Pantiles, in addition to Lake Meadows Park and bus routes to Billericay Mainline Station and High Street. The accommodation includes, the living room to the front aspect, leading to the kitchen / diner with a range of wall and base level units, integrated oven and gas hob, spaces for washing machine and fridge /freezer and access to the secluded rear garden. The first floor landing has access to the loft and leads to the modern bathroom, finished with a white suite, including W.C, pedestal wash hand basin, paneled bath with shower above, fitted screen and chrome heated towel rail. Bedroom one, is a spacious double room with feature bay window, also with the advantage of a built-in double wardrobe and built-in airing cupboard, housing the hot water tank. Bedroom two overlooks the rear garden and has ample room for a double bed and wardrobes, Externally the rear garden benefits from a storage shed, walled side and rear boundary and gated access to the parking & garage.

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Council Tax Band: C



LIVING ROOM

14'2 x 12'9

KITCHEN / DINER

12'9 x 10'3

FIRST FLOOR LANDING

6'3 x 6'2

BEDROOM ONE

12'10 reducing to 9'4 x 10'2

BEDROOM TWO

12'10 x 6'9

BATHROOM

6'3 x 6'2

SECLUDED REAR GARDEN

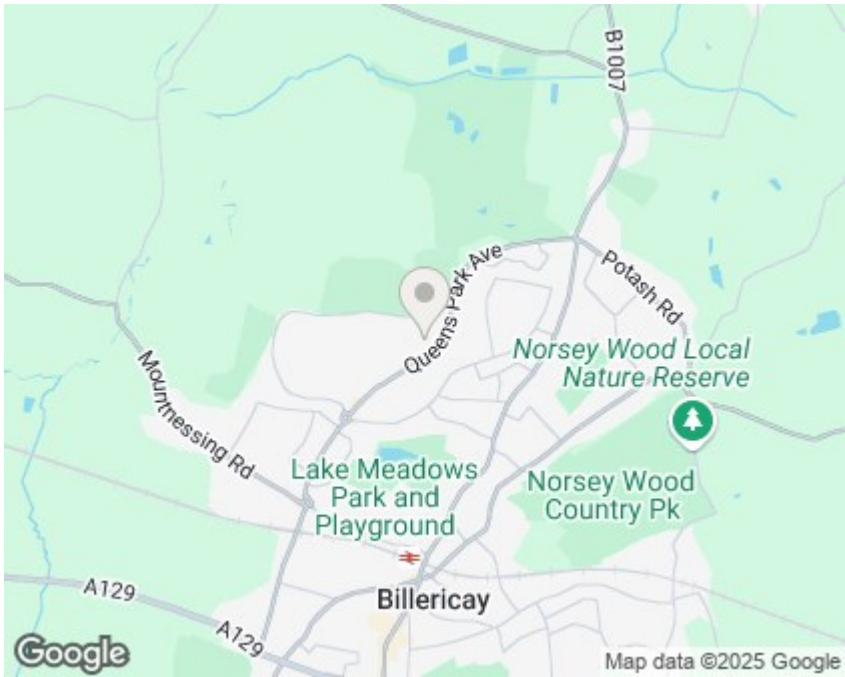
OWN DRIVEWAY

DETACHED GARAGE

16'10 x 9'0

NO ONWARD CHAIN





Viewings

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

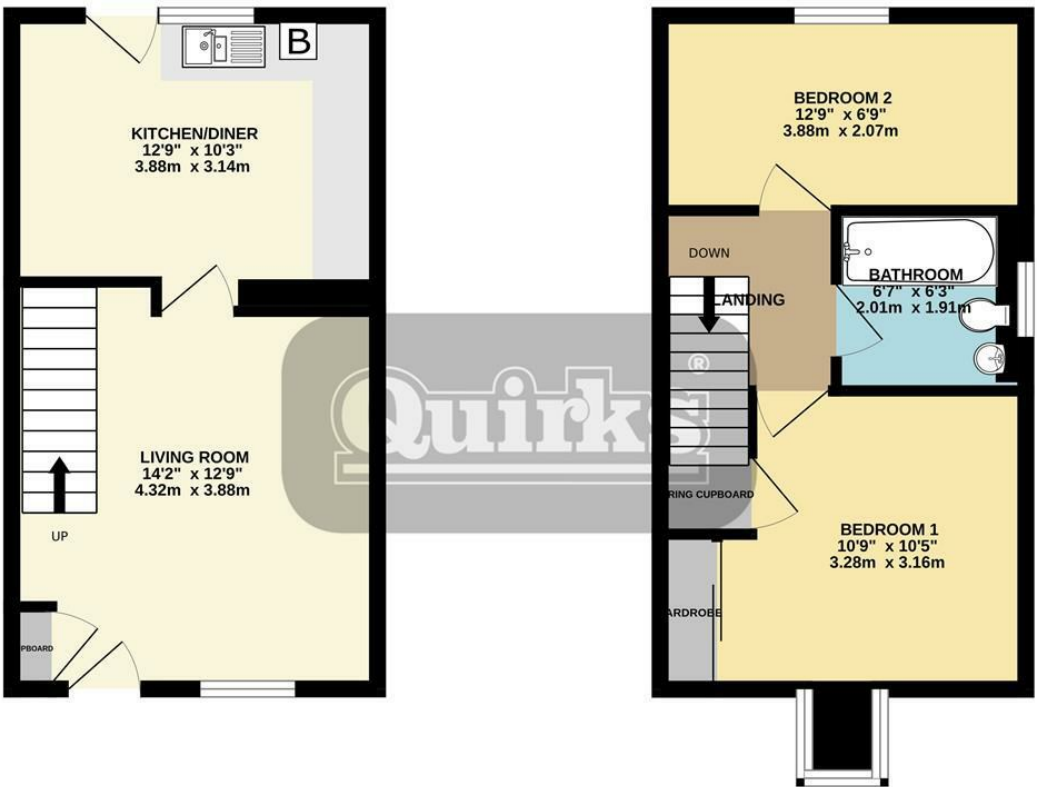
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	68	
(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
294 sq.ft. (27.3 sq.m.) approx.

1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.7 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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