



63 Whitesmith Drive, Billericay, CM12 0FP

Guide Price £240,000

- ONE BEDROOM
- NO ONWARD CHAIN
- REFITTED BATHROOM
- TWO PARKING SPACES
- CLOSE TO LOCAL FIELDS
- FREEHOLD PROPERTY
- MODERN KITCHEN
- COACH HOUSE
- PERFECT FIRST TIME PURCHASE
- WALKING DISTANCE TO STATION AND HIGH STREET

Offered with No Onward Chain and situated in the highly desirable Chaucer Development, this meticulously maintained one-bedroom freehold coach house is less than a mile from Billericay's mainline station, offering direct services to Liverpool Street. Upon entry, you'll find a spacious hallway with a bathroom featuring a three-piece suite and a shower over the bath on the left. The hallway also includes a large under-stair storage area. Upstairs, the open-plan living space offers room for a sofa, dining table, desk, bookcase, and more, with additional storage for the water tank. The kitchen is equipped with built-in appliances, including a washer-dryer, oven, and hob and fridge freezer. The double bedroom includes space for a double bed, built-in storage and a loft hatch above. Outside, the property benefits from two parking spaces and is just steps away from a public green, perfect for walks and summer picnics. Viewing is highly recommended to fully appreciate this exceptional and well-preserved one-bedroom home.



Council Tax Band:



Entrance Hall
9'4 x 6'4

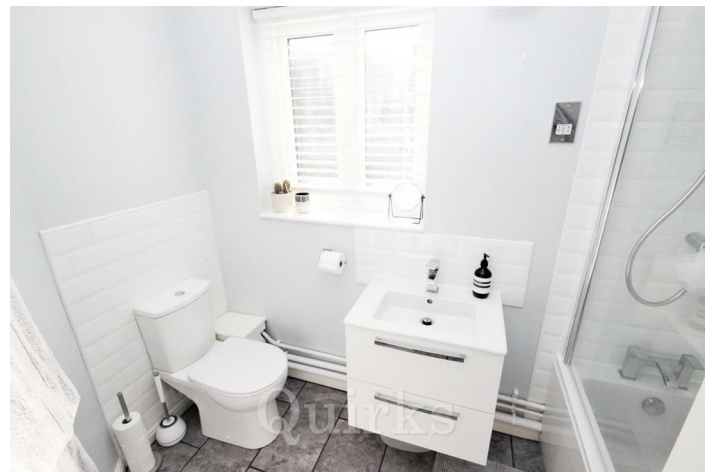
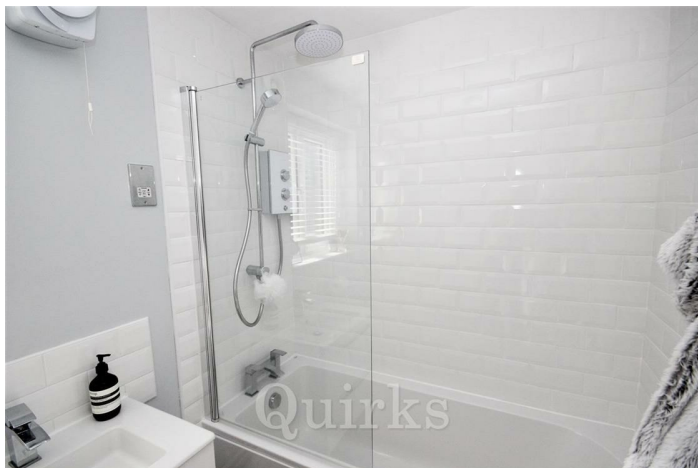
Bathroom
8'5 x 5'5

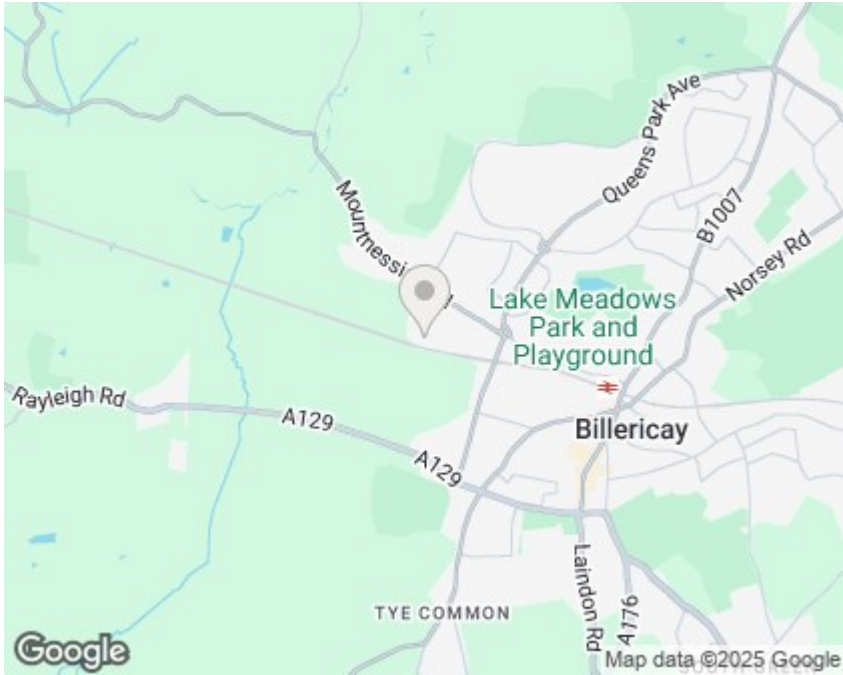
Lounge
12'6 x 11'7

Kitchen
7'8 x 7'2

Bedroom
9'4 x 7'6

Two Parking Spaces





Viewings

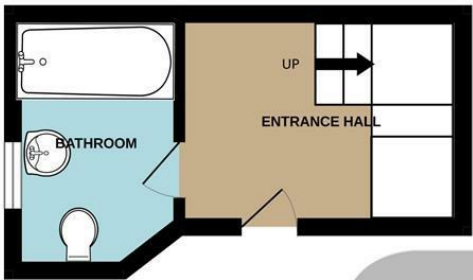
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

GROUND FLOOR



1ST FLOOR



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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