



21 Montpelier Close, Billericay, CM12 0UH

Guide Price £335,000

- TWO BEDROOMS
- GOOD SIZE GARDEN
- CLOSE TO LOCAL SHOPS
- CONSERVATORY
- NO ONWARD CHAIN
- TERRACED HOUSE
- WALKING DISTANCE TO TRAIN STATION
- NEARBY TWO PARKS
- TWO PARKING SPACES
- GREENERY TO FRONT

Situated in the desirable Queens Park Development in Billericay, this well-presented two-bedroom terraced house offers great potential for first-time buyers and investors. Upon entering, you'll find a welcoming light and bright entrance hall with stairs leading to the first floor, both under stair and additional storage cupboard, and a front-facing double-glazed window. The kitchen features a range of eye and base level units, an oven with a gas hob, and includes space for a washing machine and fridge/freezer. The spacious lounge located at the rear of the house, has sliding patio doors that open into the conservatory, providing a bright and inviting space for a table and chairs. Upstairs, there are two well-proportioned bedrooms, both with double-glazed windows and both with built in storage. The bathroom features a white suite, including a bath with an overhead shower, a wash hand basin, and a low-level W.C. Externally, the property offers two allocated parking space nearby, as well as a low-maintenance front garden with a pathway leading to the entrance door. The rear garden, approx. 35 feet in length, is a space with patio and grass. This home is conveniently located close to local shops, a dentist, doctors, and vets, and is within walking distance of Billericay's Mainline Railway Station, parks, and schools.



Council Tax Band: C



Entrance Hall

11'5 x 5'8

Kitchen

11'0 x 5'8

Lounge / Diner

13'5 x 11'9

Conservatory

9'5 x 8'8

Landing

6'5 x 5'8

Bedroom One

12'0 x 8'9

Bedroom Two

12'0 x 9'2

Bathroom

6'1 x 5'8

Garden





Viewings

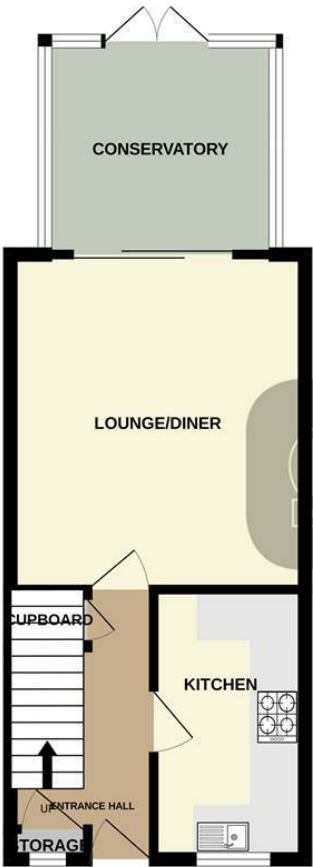
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

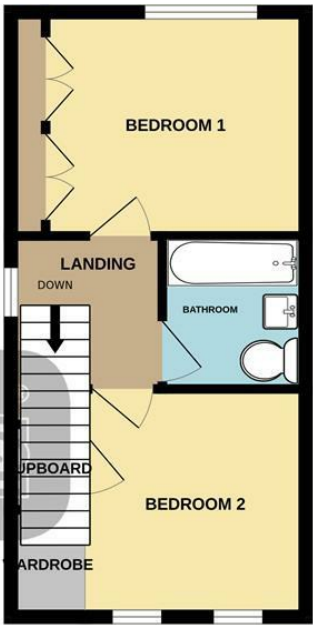
C

| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 87 |
| (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
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.6 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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