



## 3 Hammonds Lane, Billericay, CM11 2SZ

**Guide Price £250,000**

- ONE BEDROOM
- SOUGHT AFTER LOCATION
- AMPLE STORAGE
- ONE ALLOCATED PARKING SPACE
- FREEHOLD
- TERRACED HOUSE
- MODERN KITCHEN
- COMMUNAL GARDENS
- PERFECT FIRST PROPERTY
- NO ONWARD CHAIN



Located in a quiet cul-de-sac in the popular Great Burstead area, this well-presented one-bedroom terraced house is just a short walk from open countryside and local shops. The property begins with a practical porch, ideal for storing coats and shoes. The lounge offers space for a sofa, TV unit, desk, and a fold-away dining table. A folding door separates the kitchen, which is fitted with modern units and worktops. There is space for a fridge/freezer and washing machine, along with an integrated Slimline Dishwasher, oven, gas hob and extractor fan. Upstairs, the landing provides useful storage with a built-in cupboard. The bathroom is modern and fitted with a three-piece suite including WC, sink, and bath with overhead shower. The double bedroom is a generous size and benefits from a walk-in wardrobe and space for additional furniture. It is also worth noting that the boiler was installed in 2023 and includes a 7 year warrantee. Externally, the property includes one allocated parking space and access to communal gardens. Offered with no onward chain, this home is well suited to first-time buyers or those looking to downsize.



Council Tax Band:





Porch  
3'6 x 3'6

Lounge  
12'9 x 10'1

Kitchen  
12'9 x 6'0

Landing  
6'2 x 4'2

Bedroom  
10'9 x 9'3

Walk in Wardrobe  
5'6 x 4'5

Bathroom  
6'7 x 6'3

One Parking Space

Communal Gardens

**AGENTS NOTE:**

While the property is FREEHOLD, there is a Ground Rent of £5 p/a service charge of approx. £1,000 - £1,200 per annum, for the upkeep of the communal areas.







## Viewings

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

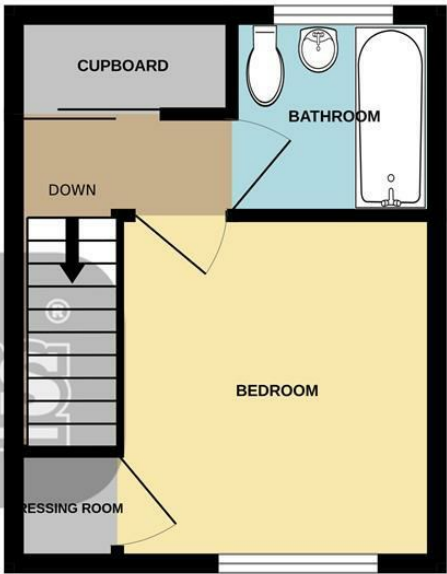
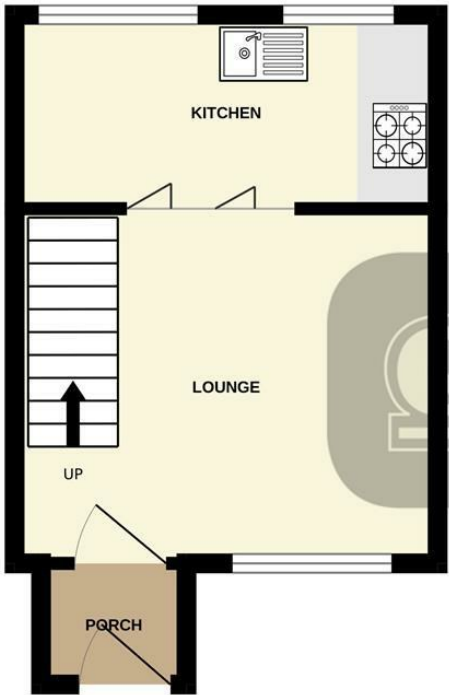
## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	72	
(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

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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