



## 8 Jacqueline Gardens, Billericay, CM12 0PL

**Guide Price £450,000**

- TWO BEDROOMS
- DRIVEWAY FOR 2-3 CARS
- SOUTH FACING GARDEN
- POPULAR LOCATION
- CLOSE TO LOCAL PARKS
- DETACHED GARAGE
- WELL PRESENTED
- LOUNGE / DINER
- LOW MAINTENANCE REAR GARDEN
- NO ONWARD CHAIN



Situated on a peaceful and established residential road in the ever-popular North Side of Billericay, this well-maintained two bedroom semi-detached bungalow is offered to the market with no onward chain. Set back from the road, the property features a private driveway with parking for up to three cars. Inside, the layout includes a welcoming L-shaped lounge/dining area with sliding patio doors, a fitted kitchen with garden access, two comfortable bedrooms, and a family bathroom. A covered porch to the front provides a practical entrance and sheltered outdoor space. The rear garden is an easily manageable size, ideal for enjoying in the warmer months with a door leading into the garage and side access to the front of the property. There is also a shared driveway to the side leading to a detached garage. Perfectly positioned for families and downsizers alike, the property is within the catchment area for the highly regarded Buttsbury Primary School and Mayflower Secondary School. Lake Meadows Park, local shops, and transport links are all within easy reach, while Billericay town centre and station are just a short distance away. Homes in this desirable and rarely available location are always in demand, and early viewing is highly recommended.

 2  1  1  D

Council Tax Band: D



Hallway  
11'6 x 9'4

Kitchen  
10'6 x 8'6

Lounge / Diner  
18'6 x 15'6

Bedroom One  
10'9 x 9'7

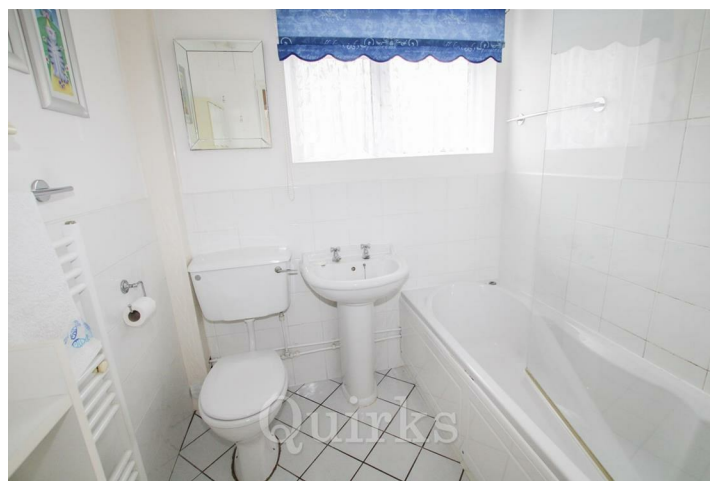
Bedroom Two  
10'0 x 8'9

Bathroom  
6'4 x 5'6

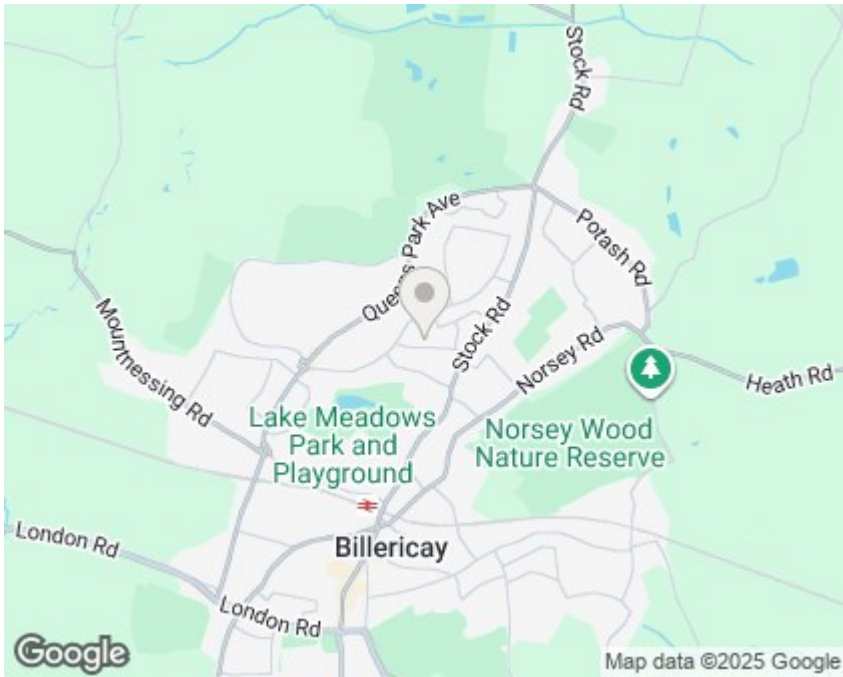
Garden

Separate Garage

Driveway







## 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) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Bungalow



Total Area: 69.5 m<sup>2</sup> ... 748 ft<sup>2</sup>

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.