



9 Pauline Gardens, Billericay, CM12 0LB

Guide Price £475,000

- THREE BEDROOMS
- IN NEED OF MODERNISATION
- SOUTH EAST FACING GARDEN
- GARAGE
- SOUGHT AFTER LOCATION
- SEMI DETACHED HOUSE
- THREE RECEPTION ROOMS
- TWO BATHROOMS
- CLOSE TO LOCAL SCHOOLS
- NO ONWARD CHAIN

Situated in a quiet cul-de-sac, just a stone's throw from one of Billericay's most sought-after schools, Brightside Primary School, is this, extended three-bedroom semi-detached home,. On entering the property, you are welcomed via a porch leading into the entrance hall. To the left is a bright lounge featuring a charming bay window. Towards the rear, the spacious kitchen/breakfast room offers built-in storage, space for appliances, and room for a six-seater dining table. From here, an inner hall provides access to the garden via a back door and also leads through to a practical shower room/utility room. Beyond the kitchen, you'll find a separate dining room and an additional reception room, ideal as a sitting room, playroom, or home office. Upstairs, there are three well-proportioned bedrooms, all benefiting from built-in storage. Bedrooms one and two are comfortable doubles, while bedroom three is a generous single. The family bathroom is of good size, fitted with a large corner bath, sink, WC, and bidet. The south-facing rear garden measures approximately 45ft in depth, providing plenty of outdoor space. To the front, a driveway offers parking for up to four cars, with attached garage to the side of the house. The property is offered with no onward chain and presents an excellent opportunity for modernisation throughout.



Council Tax Band: D



Entrance Porch
5'8 x 3'0

Hallway
10'6 x 6'2

Lounge
13'8" x 13'1" (into recess)

Kitchen / Breakfast Room
16'5 x 8'4

Dining Room
9'5 x 8'7

Sitting Room
10'7 x 9'2

Shower Room / Utility Room
9'9 x 5'8

Landing
8'4 x 7'6

Bedroom One
11'6 x 10'9

Bedroom Two
10'1 x 9'5

Bedroom Three
8'4 x 8'4

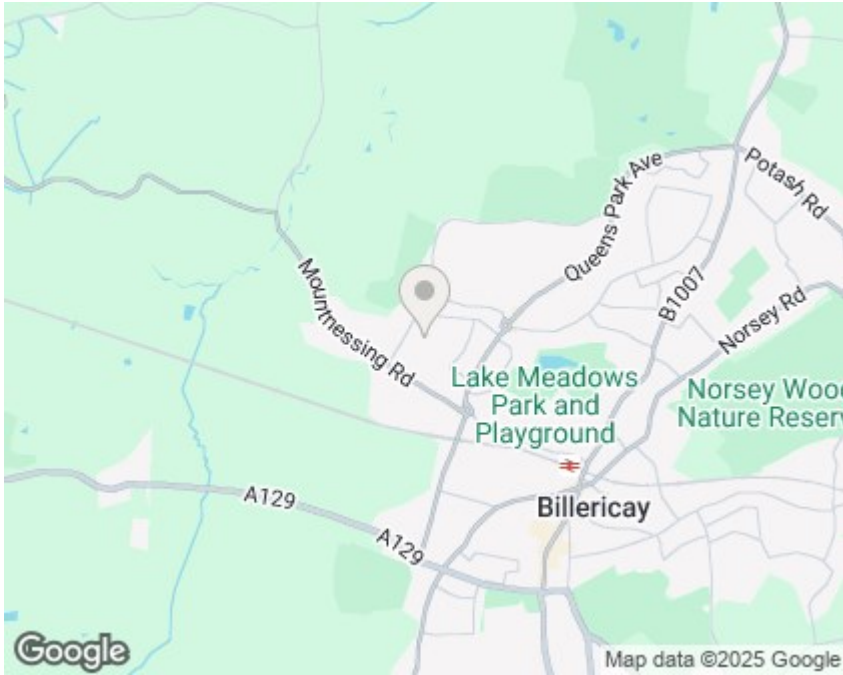
Bathroom
9'7 x 5'6

Garden
approx 40 x 26

Garage

Driveway with Parking for 4 cars





Viewings

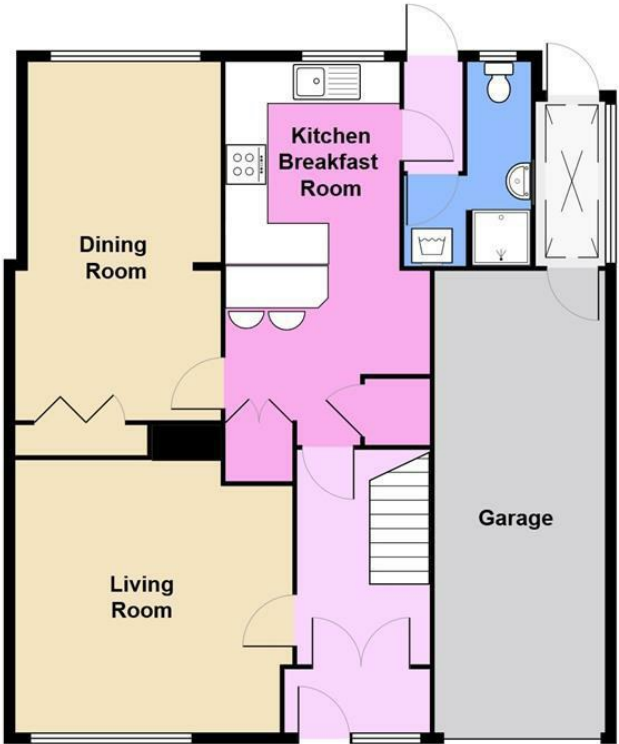
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

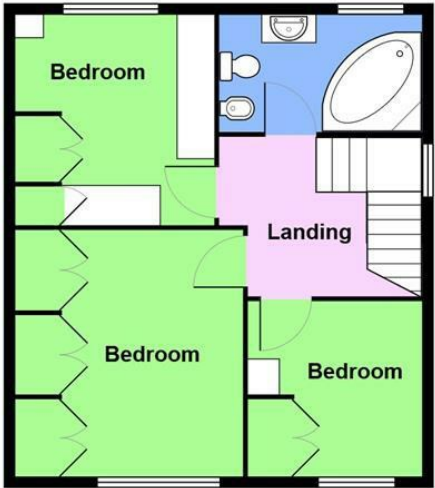
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor
Area: 83.4 m² ... 898 ft²



1st Floor
Area: 40.2 m² ... 433 ft²



Total Area: 123.6 m² ... 1331 ft²

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.