



## 15 Archers Close, Billericay, CM12 9YF

Asking Price £425,000

- TWO BEDROOMS
- NEW BOILER INSTALLED IN 2024
- WEST FACING REAR GARDEN
- TWO PARKING SPACES
- NO ONWARD CHAIN
- DOUBLE GLAZED CONSERVATORY
- EXCELLENT BUILT-IN STORAGE
- STORAGE SHED AND SIDE GATE ACCESS
- TRIPLE ASPECT LIVING ROOM
- KITCHEN WITH APPLIANCES

Situated in a highly sought after cul-de-sac, within walking distance of Billericay High Street, Mainline Station and Quilters Infant & Junior School, is this well presented two bedroom end of terrace house, offered for sale with NO ONWARD CHAIN, perfectly suited for downsizers and first time buyers. The property benefits from two allocated parking spaces, a low maintenance and sunny aspect rear garden, with established flower and shrub beds, extensive paved patio area, storage shed and side gate access. The accommodation includes an entrance hallway with built-in storage, triple aspect living room with French doors, kitchen with integrated gas hob (currently disconnected) oven, free standing washing machine, fridge and freezer to remain. There is a double glazed conservatory with electric ceiling fan, gas central heating and fitted blinds, creating the perfect space for a breakfast table or to be used as a second reception room, to enjoy with the French doors leading onto the rear garden. The first floor landing has built-in airing cupboard housing the hot water cylinder, access to the loft with fitted ladder, leading to the boiler which was installed in October 2024 and benefits from remaining warranty. There are two spacious bedrooms, both with fitted wardrobes and built-in storage, the bathroom has a low level W.C, vanity unit wash hand basin and paneled bath with shower above. Viewing is essential to appreciate this secluded and quiet location near to convenience shops.

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Council Tax Band: C



ENTRANCE HALLWAY WITH BUILT-IN STORAGE  
9'6 x 7'9

LIVING ROOM / DINING ROOM  
19'5 x 10'11 reducing 8'4

KITCHEN  
9'7 x 6'2

DOUBLE GLAZED CONSERVATORY  
8'10 x 8'9

LOW MAINTENANCE REAR GARDEN & WEST  
FACING ASPECT

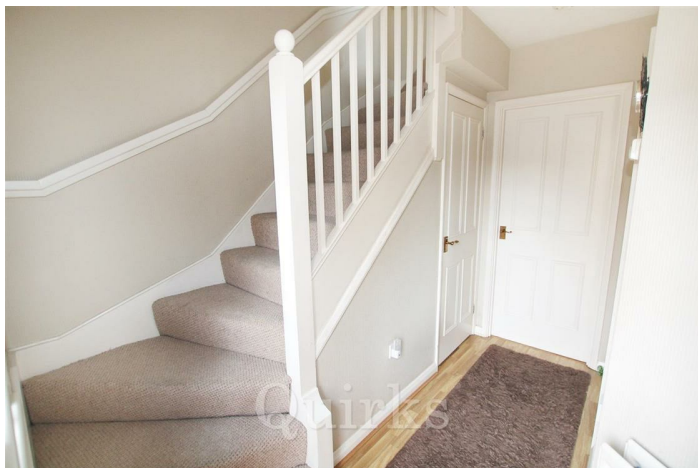
FIRST FLOOR LANDING  
6'1 x 2'9

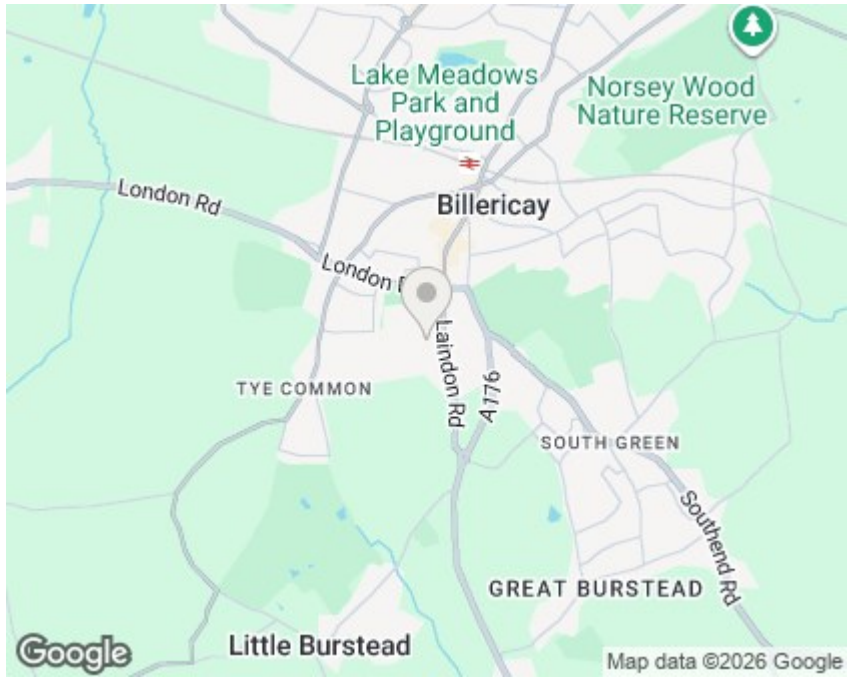
BEDROOM ONE WITH FITTED WARDROBES  
11'8 x 10'1

BEDROOM TWO WITH BUILT-IN WARDROBES  
13'3 x 7'4 reducing to 6'3

BATHROOM  
6'3 x 5'4

TWO ALLOCATED PARKING SPACES





# Viewings

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

# EPC Rating:

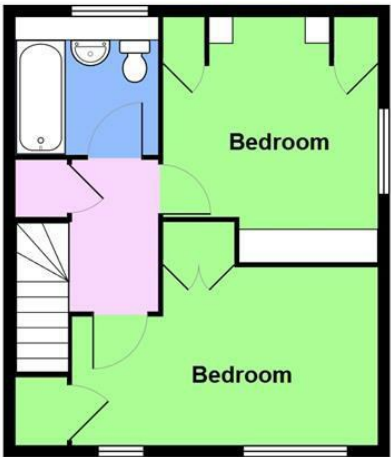
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Ground Floor  
Area: 36.6 m² ... 394 ft²



1st Floor  
Area: 29.8 m² ... 321 ft²



Total Area: 66.4 m² ... 715 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.