



## 8 Berkeley Drive, Billericay, CM12 0YP

Guide Price £360,000

- TWO DOUBLE BEDROOMS
- FRESHLY DECORATED
- DETACHED GARAGE
- FITTED KITCHEN AND BATHROOM
- CLOSE TO LOCAL PARK
- SEMI DETACHED HOUSE
- PRIVATE DRIVEWAY
- QUEENS PARK DEVELOPMENT
- NO ONWARD CHAIN
- WALKING DISTANCE TO STATION

This two double bedroom semi-detached house is offered to the market with no onward chain and is located on the popular Queens Park Development. The property includes a fitted kitchen and bathroom and has been freshly redecorated throughout. The carpets have been removed, allowing a purchaser to install flooring to their own preference. Externally, the home benefits from a private driveway leading to a detached garage, providing off-road parking and useful storage. Conveniently positioned close to local schools, shops, and the train station, the property is well suited to commuters, first-time buyers, or small families.



Council Tax Band: C



**ENTRANCE HALL**

11'0 x 5'7

**KITCHEN**

10'9 x 5'8

**LOUNGE**

13'6 x 11'9

**LANDING**

6'3 x 5'9

**BEDROOM ONE**

11'9 x 9'1

**BEDROOM TWO**

11'8 x 8'9

**BATHROOM**

6'2 x 5'7

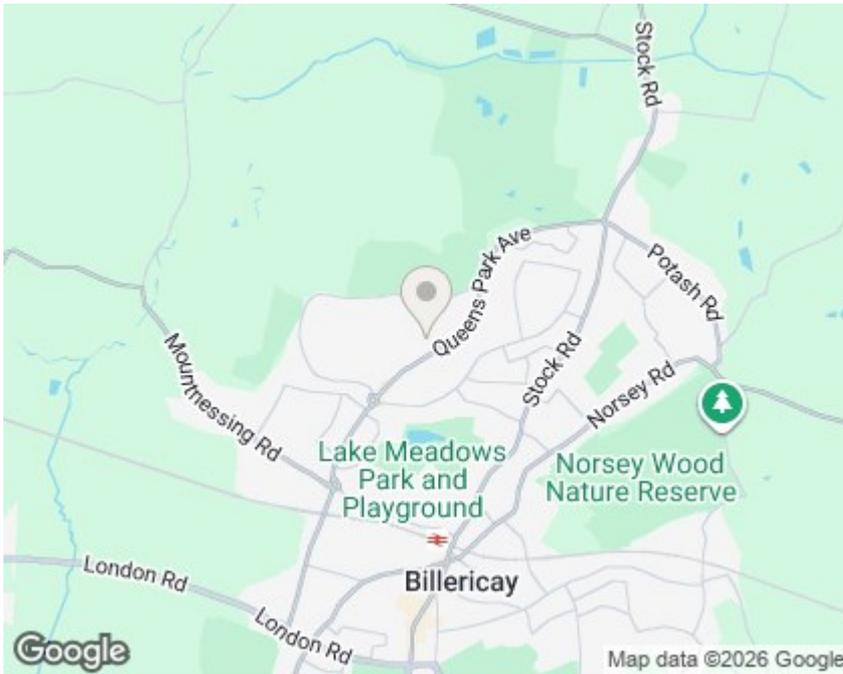
**GARAGE**

16'1 x 8'6

**GARDEN**

34 x 26





## 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			88
(69-80) C		68	
(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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