



## 1 Dolphin Gardens, Billericay, CM12 0XH

**Asking Price £340,000**

- OUTBUILDING / HOME OFFICE
- OPEN PLAN KITCHEN / LIVING SPACE
- EXCELLENT STORAGE SPACE
- IDEAL FOR FIRST TIME BUYER OR DOWNSIZER
- CUL-DE-SAC LOCATION
- SOUTH WEST FACING GARDEN
- CORNER PLOT
- NEARBY SHOPS & BUS ROUTES
- WALK-IN WARDROBE
- FREEHOLD BUNGALOW

A fantastic opportunity to acquire this recently renovated end of terrace, one bedroom bungalow. The property enjoys it's own South West facing garden and detached outbuilding / home office with air conditioning, power and lighting, with an adjoining storage shed, there is side gate access and an extensive decking area for entertaining or BBQ's. Internally the accommodation includes an entrance hallway with a double built-in storage cupboard, and access to the loft with fitted pull down ladder, leading to the combination gas boiler and extensively boarded loft area. The fully tiled shower room has been refitted, with a modern white suite, including corner shower cubicle with rainfall shower head, low level W.C, vanity unit wash hand basin, heated towel rail and under floor heating. There is an open plan kitchen / living space with access onto the rear garden, this room also benefits from air conditioning and a modern range of wall and base level units, with Bosch integrated appliances and a wine cooler and washing machine, there is also side door access. The spacious bedroom has a double walk-in wardrobe, this room also overlooks the sunny aspect garden. In addition the specification includes inset spotlights to the hallway, bedroom and living area, with integrated Sonos surround sound system and speakers to the ceiling. This property is within walking distance of Brightside Infant & Junior School, bus routes, convenience shops and the Queens Park Nature Reserve. Being offered for sale with NO ONWARD CHAIN.



Council Tax Band: B



L-SHAPED ENTRANCE HALLWAY  
10'3" x 6'0"

REFITTED SHOWER ROOM  
6'2" x 6'2"

KITCHEN AREA

LIVING AREA  
14'8" x 11'8"

BEDROOM  
11'3" x 9'4"

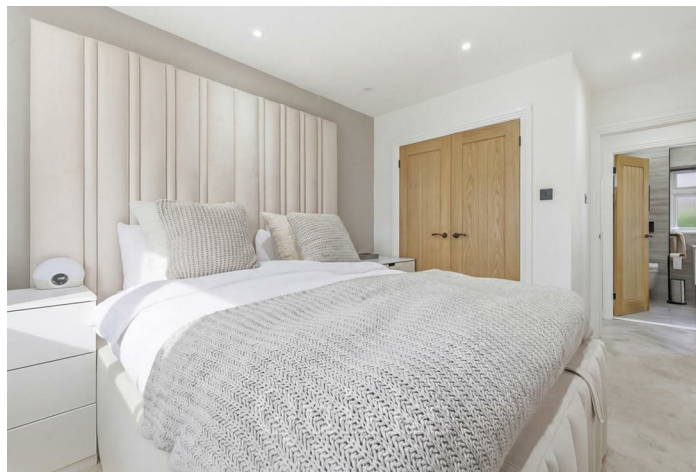
WALK-IN WARDROBE

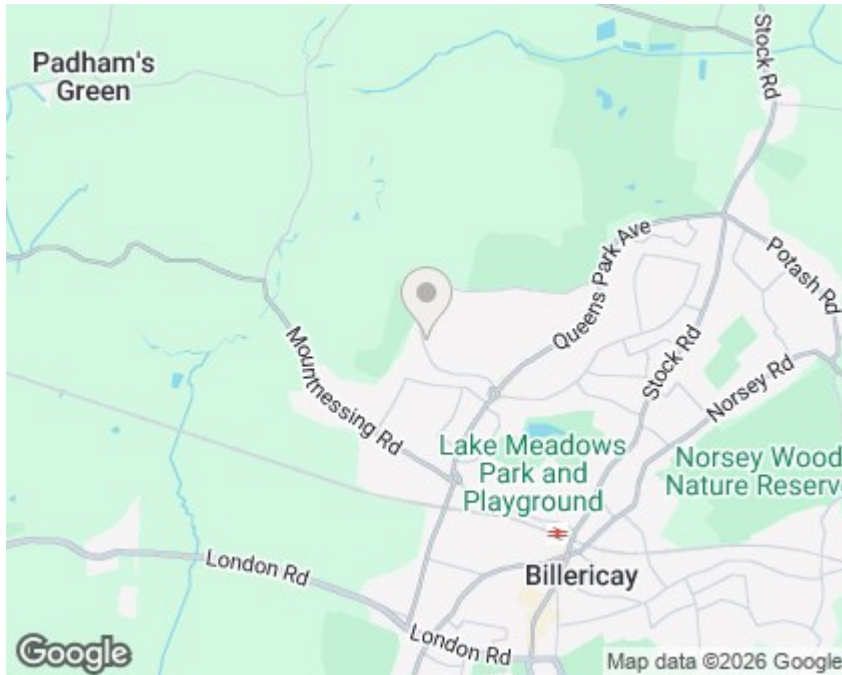
RESIDENTS PARKING

SOUTH WEST FACING REAR GARDEN

OUTBUILDING / HOME OFFICE

NO ONWARD CHAIN





## Viewings

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

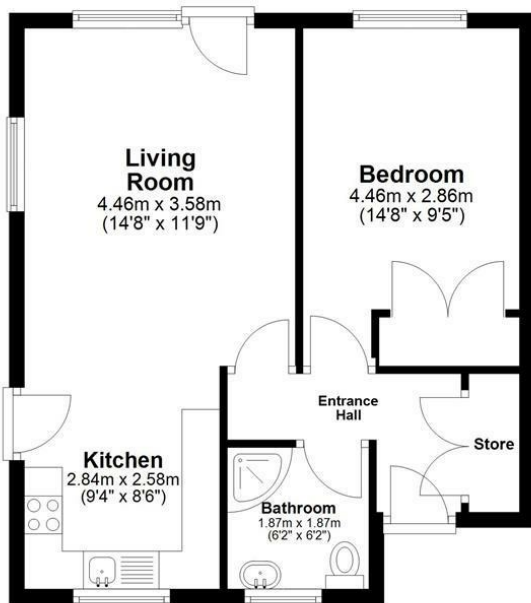
## EPC Rating:

**D**

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>85</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>61</b> |                         |
| (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 |

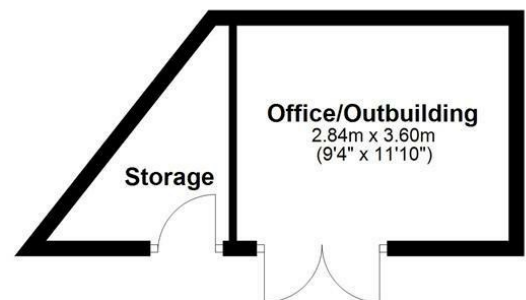
### Ground Floor

Approx. 46.4 sq. metres (499.7 sq. feet)



### Office/Games Room

Approx. 14.2 sq. metres (153.0 sq. feet)



Total area: approx. 60.6 sq. metres (652.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

© @modephotouk | www.modephoto.co.uk  
Plan produced using PlanUp.

**Dolphin Gardens**