



**248 Outwood Common Road, Billericay, CM11 2LG**

**Asking Price £429,995**

- NO ONWARD CHAIN
- 60FT REAR GARDEN
- NEARBY SCHOOLS & SHOPS
- DETACHED GARAGE AT REAR
- BLOCK PAVED DRIVEWAY
- THREE / FOUR BEDROOMS
- MULTI FUEL STOVE TO LIVING ROOM
- CLOAKROOM/UTILITY ROOM
- MODERN KITCHEN
- END OF TERRACE



**\* NO ONWARD CHAIN\*** Once inside the very spacious entrance porch, you step into the bright and airy lounge with double glazed window, multi-fuel burner, laminate flooring and smooth ceiling with downlighters. From inner lobby, stairs rise to the first floor and doors lead to the ground floor cloakroom / utility room, and the modern integrated kitchen, with a range of high gloss eye and base level units with work surface over incorporating sink unit, built in electric oven and microwave, four ring induction hob with extractor over, integrated fridge/freezer and dishwasher, smooth ceiling with downlighters. The ground floor extension provides two additional rooms, both could be arranged as bedrooms if required. On the first floor, the naturally light landing area leads to a modern, fully tiled bathroom, with paneled bath and shower above, there are two spacious double bedrooms to this level. Externally the property has a good sized front driveway, recently block paved (please note the Vendor is currently applying for a drop kerb from the local authority) there is side gate access leading to the rear garden, which measures in excess of 60' and provides access to the larger than average garage, which has parking in front for two vehicles. This popular location, enjoys views over fields to the rear aspect, while being in close proximity to shops, takeaways, bus routes and schools.

 3

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 D

Council Tax Band: C



ENTRANCE PORCH

LIVING ROOM

14'11" max x 12'7"

CLOAKROOM/UTILITY ROOM

6' 8" x 5' 5"

MODERN FITTED KITCHEN

11'2 x 8'4

DINING ROOM / BEDROOM

10'11 x 10'11

BEDROOM THREE (GROUND FLOOR)

8'10 x 6'8

INNER LOBBY

FIRST FLOOR LANDING

13' 6" x 6' 8"

BEDROOM ONE

11'1 x 10'10

BEDROOM TWO

11'1 x 10'1

MODERN BATHROOM

7'4 x 6'8

REAR GARDEN

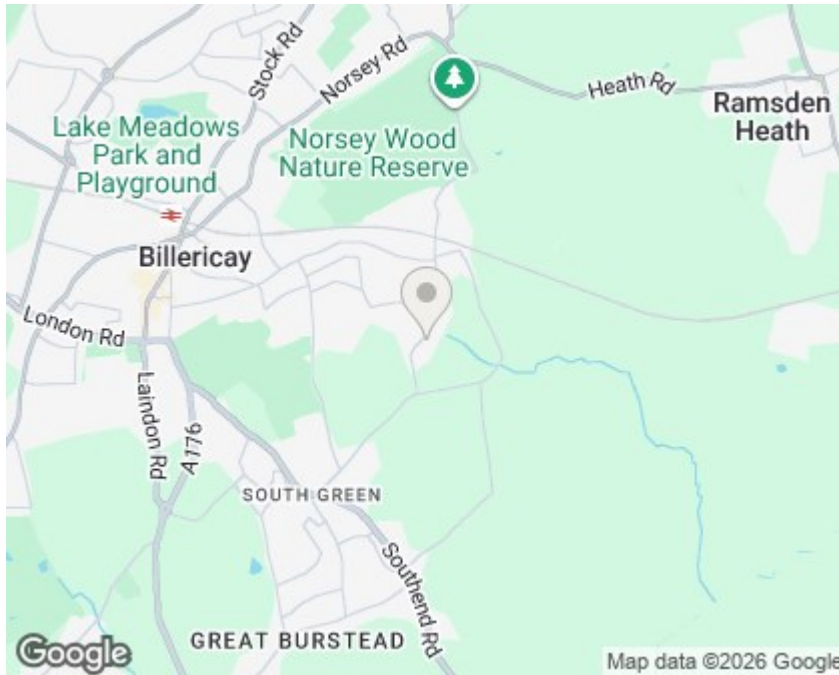
in excess of 60'

GARAGE

15'9 x 12'1







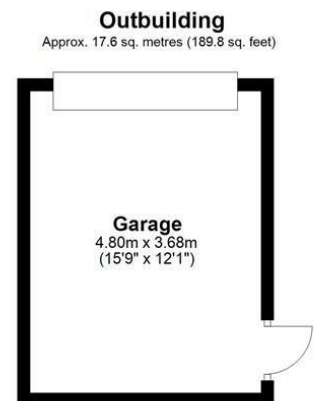
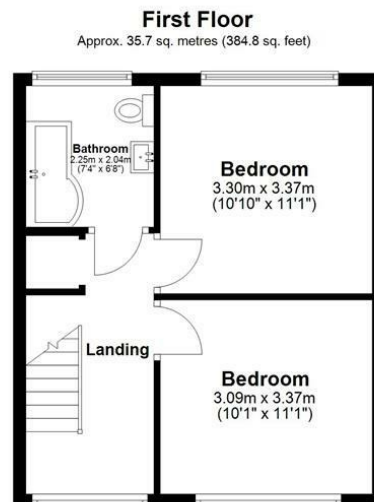
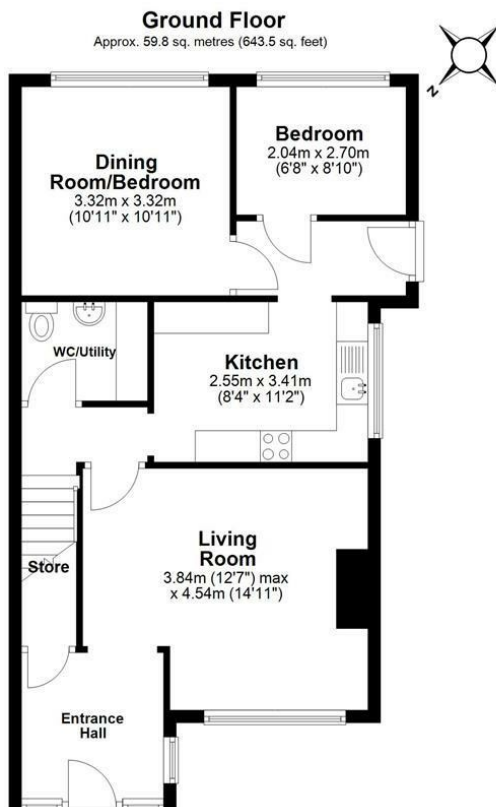
## Viewings

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                                 |         | 86                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   |         |                                                                                                             |
| (55-68) D                                   | 62      |                                                                                                             |
| (39-54) E                                   |         |                                                                                                             |
| (21-38) F                                   |         |                                                                                                             |
| (1-20) G                                    |         |                                                                                                             |
| Not energy efficient - higher running costs |         |                                                                                                             |
| England & Wales                             |         | EU Directive 2002/91/EC  |



Total area: approx. 113.2 sq. metres (1218.1 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

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Plan produced using PlanUp.□

**Outwood Common Road**