



## 7 Hammonds Lane, Billericay, CM11 2SZ

Asking Price £239,995

- NO ONWARD CHAIN
- FRESHLY DECORATED THROUGHOUT
- ONE BEDROOM FREEHOLD HOUSE
- KITCHEN WITH APPLIANCES
- UPVC GLAZED WINDOWS
- MODERN COMBINATION GAS BOILER
- IDEAL FIRST TIME PURCHASE
- ALLOCATED PARKING
- SECLUDED CUL-DE-SAC LOCATION
- OVERLOOKING COMMUNAL GARDEN

This well presented one bedroom freehold house, is being offered for sale with NO ONWARD CHAIN. The property is located in the Great Burstead area of Billericay, within a secluded cul-de-sac location, overlooking the communal garden. Features include an allocated parking space, modern combination gas boiler (untested) UPVC double glazed windows, with fitted blinds, a kitchen / diner with appliances, including integrated oven, gas hob, stainless steel sink / drainer, freestanding washing machine and fridge / freezer to remain. On the first floor landing there is access to the loft area in addition to a sizeable storage cupboard with hanging rail and also storage space where the boiler is located. There is a modern bathroom, with low level W.C, vanity unit wash hand basin, paneled bath, with shower attachment and chrome heated towel rail. The double bedroom has a pleasant outlook, with a view over the communal garden, there is also a built-in wardrobe to this room. This freshly decorated house is ready for immediate occupation and would make an ideal first time purchase or also well suited for downsizers and buy to let investors.



Council Tax Band: B



**ENTRANCE PORCH**

4'4 x 3'7

**LOUNGE**

12'7 x 10'7

**KITCHEN / DINER**

**FIRST FLOOR LANDING**

**BEDROOM WITH BUILT-IN WARDROBE**

10'4 x 9'6

**MODERN BATHROOM**

6'1 x 6'

**COMMUNAL GARDENS**

**ALLOCATED PARKING SPACE**

**AGENTS NOTE**

While the property is FREEHOLD, there is a Ground Rent of £5 per annum and a service charge of approx. £1,425 per annum, for the upkeep of the communal areas.





## Viewings

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

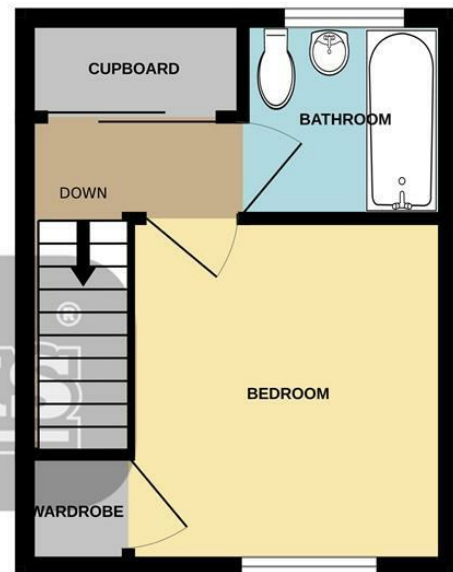
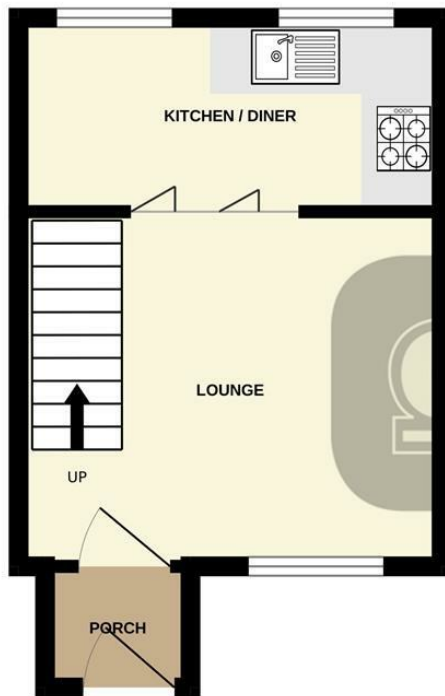
## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		69	
(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  
221 sq.ft. (20.6 sq.m.) approx.

1ST FLOOR  
206 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA: 427 sq.ft. (39.7 sq.m.) approx.

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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