



## 6 Wheatear Place, Billericay, CM11 2YY

Asking Price £415,000

- TWO BEDROOMS
- SUPBERB CONDITION
- MODERN KITCHEN / BREAKFAST ROOM
- FITTED WARDROBES
- DRIVEWAY FOR TWO CARS
- SEMI DETACHED HOUSE
- SPACIOUS LOUNGE / DINER
- CONTEMPORARY BATHROOM
- C. 35FT REAR GARDEN
- CLOSE TO LOCAL SCHOOLS

Situated on this highly sought-after development and within walking distance of Billericay mainline railway station, this superbly presented two double bedroom semi-detached home offers stylish and well-maintained accommodation throughout. The property benefits from a spacious lounge/diner with plenty of natural light, alongside a modern kitchen/breakfast room fitted with contemporary units and integrated appliances. To the first floor are two well-proportioned double bedrooms, both benefitting from fitted wardrobes, together with a modern family bathroom fitted with a white suite and rainfall shower over the bath. Externally, the property enjoys a well-kept rear garden measuring approximately 35ft in length, commencing with a block paved patio area with lawn beyond, whilst to the side of the property is a tandem driveway providing off street parking for two vehicles. Ideally positioned for local amenities, schools and transport links, this property would make an excellent first-time purchase or downsize opportunity.



Council Tax Band: D



Entrance Porch

Living Room

14'9 x 8'6

Kitchen

13'1 x 8'2

Landing

Bedroom One

13'9 x 10'6

Bedroom Two

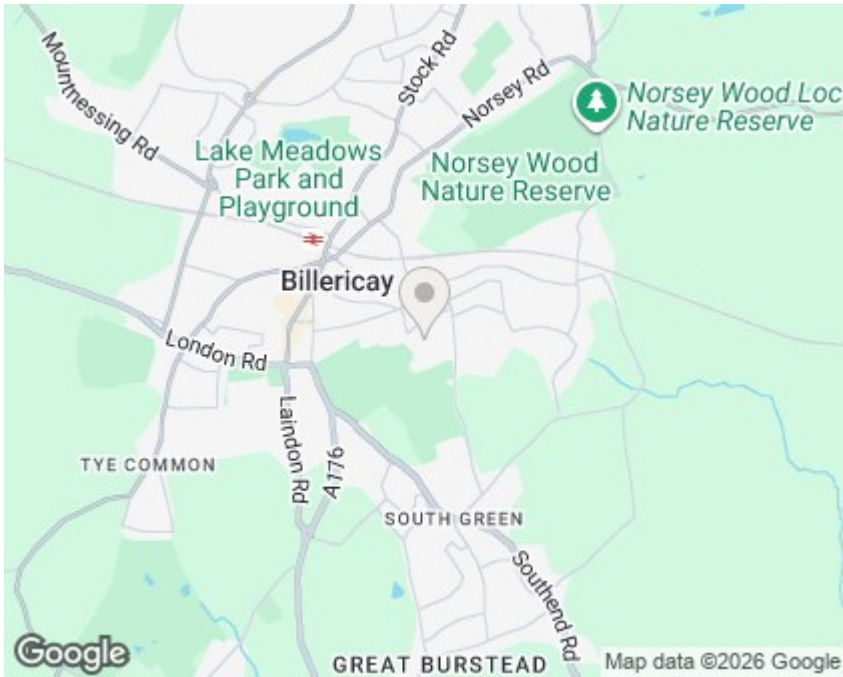
12'3 x 7'6

Bathroom

6'7 x 5'11

Garden





## Viewings

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

## EPC Rating:

D

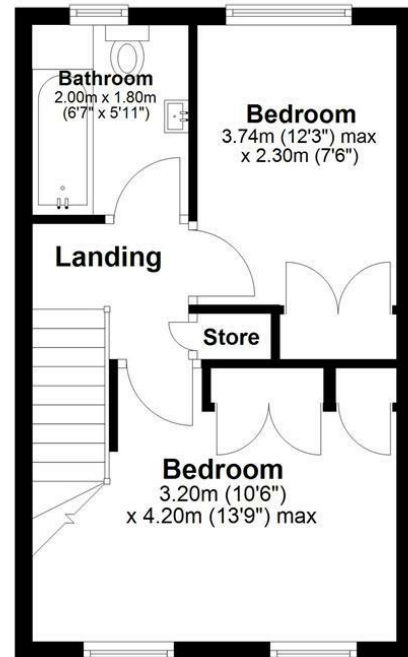
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 29.2 sq. metres (314.3 sq. feet)



**First Floor**  
Approx. 29.4 sq. metres (316.7 sq. feet)



Total area: approx. 58.6 sq. metres (631.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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**Wheatear Place**