



16 Wellington Mews, Billericay, Essex, CM12 0XQ

Asking Price £335,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- CUL-DE-SAC
- CLOSE TO LOCAL PARKS
- PRIVATE GARDEN
- ALLOCATED PARKING
- QUEENS PARK DEVELOPMENT
- WALKING DISTANCE TO STATION
- IDEAL FOR FIRST TIME BUYERS
- BUILT IN STORAGE

Located in the sought-after Queens Park Development, this well-presented two-bedroom terraced house offers a comfortable and modern living space. Ideal for first-time buyers or as an investment property, the house is being sold with NO ONWARD CHAIN. Upon entering, you're greeted by a spacious hallway that leads to the modern kitchen, featuring space for an oven, hob, fridge/freezer, and washing machine. To the rear is the bright and airy lounge/diner, with a door opening to a low-maintenance garden, perfect for enjoying the outdoors. On the first floor, you'll find two generous double bedrooms, one equipped with built-in storage. The bathroom is fitted with a three-piece white suite. Additional benefits include allocated parking, close by to local shops including Aldi Supermarket, Lake Meadows Park and walking distance to the mainline station. This charming home is perfect for those looking to get on the property ladder or add to their rental portfolio.



Council Tax Band: C



Entrance Hall

Kitchen

11'2 x 5'10

Living Room

14'1 x 11'11

Landing

Bedroom 1

11'11 9'1

Bathroom

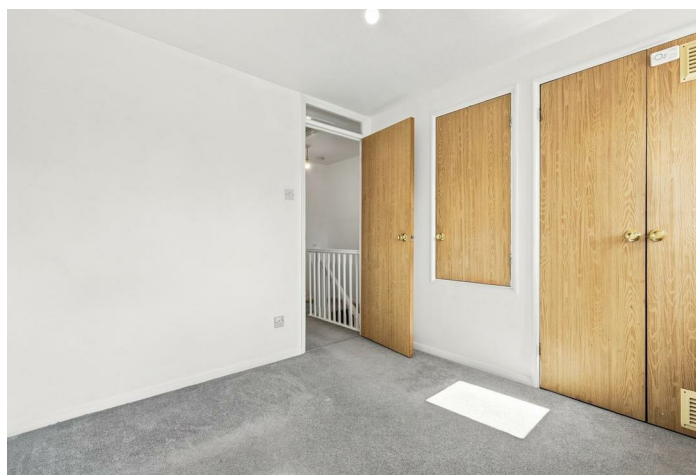
6'11 x 5'4

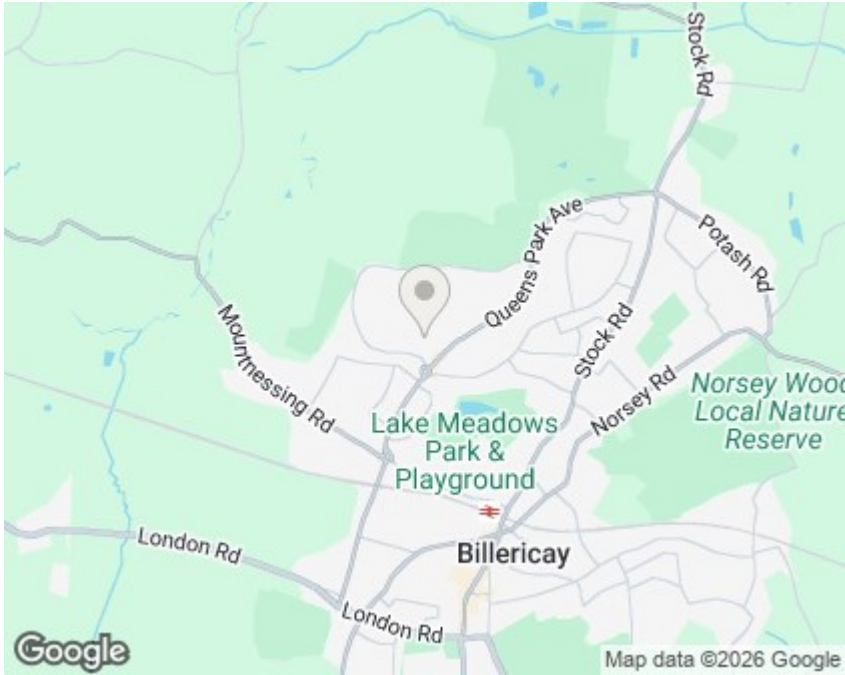
Bedroom 2

11'11 x 9'0

Private Garden

Allocated Parking





Viewings

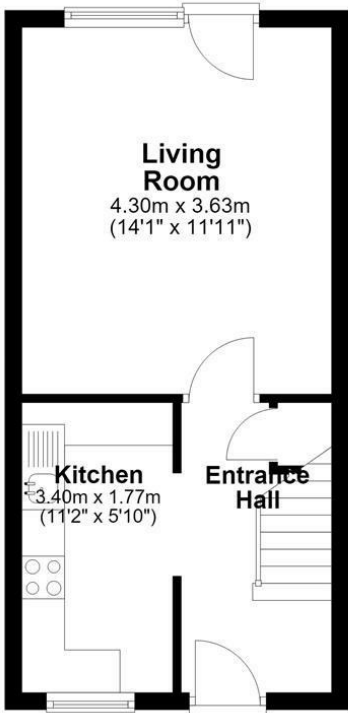
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

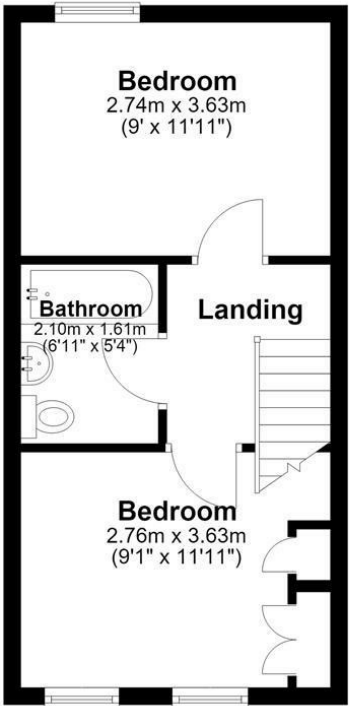
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(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
Approx. 28.3 sq. metres (305.1 sq. feet)



First Floor
Approx. 28.3 sq. metres (305.1 sq. feet)



Total area: approx. 56.7 sq. metres (610.2 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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