



22 Ricketts Drive, Billericay, CM12 0HH

Guide Price £550,000

- THREE BEDROOMS
- NO ONWARD CHAIN
- BOSCH APPLIANCES
- LANDSCAPED GARDEN
- WALKING DISTANCE FROM STATION
- COMPLETELY RENOVATED
- QUARTZ WORKTOPS
- LOG CABIN
- STONES THROW FROM LAKE MEADOWS
- IMMACUATELY PRESENTED

Located on the highly sought-after Ricketts Drive, within easy walking distance of Billericay High Street, Mainline Railway Station, local shops and Lake Meadows, is this fully renovated three bedroom semi-detached bungalow, offered for sale with no onward chain. Upon entry is the welcoming hallway, providing access to all principal rooms. To the rear of the property is the impressive open-plan kitchen/lounge/dining room, fitted with a range of contemporary units with quartz worktops and integrated Bosch appliances, including stacked double ovens, dishwasher and fridge/freezer. The living area benefits from French doors opening onto the landscaped rear garden. There are two double bedrooms to the ground floor, both served by a modern family bathroom. Stairs rise to the first floor where the third bedroom benefits from a dormer window and extensive eaves storage. Externally, the landscaped rear garden commences with a paved seating area, with the remainder laid to lawn. To the rear of the garden is a summer house with an adjoining storage area, providing useful storage or potential for a home office, subject to any necessary consents. Having been completely renovated throughout, the property also benefits from a new roof, replacement electrics, a new boiler, contemporary lighting and quality finishes throughout. To the front of the property is a driveway providing off-road parking. Offered for sale with no onward chain, the property is ready to move straight into.



Council Tax Band: D



Entrance Hall

Bathroom
8'2 x 5'9

Living Room
14'11 x 13'9

Dining Area
8'6 x 5'8

Kitchen
11'3 x 9'7

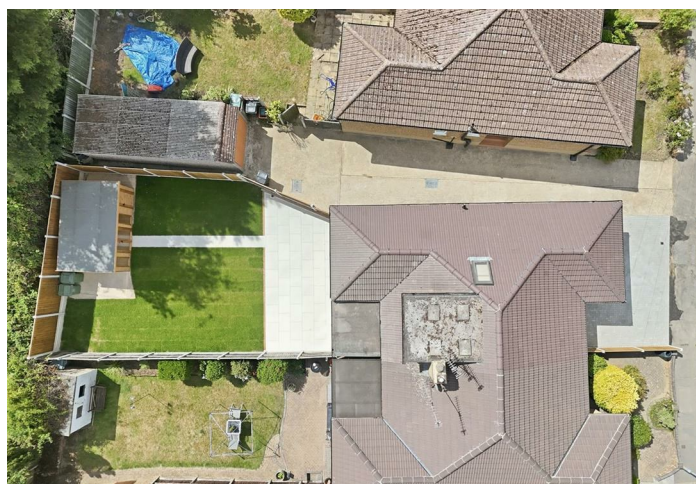
Bedroom One
14'2 x 11'10

Bedroom Two
9'6 x 8'10

Bedroom Three
13'9 x 11'6

Garden
10'6 x 8'6

Shed



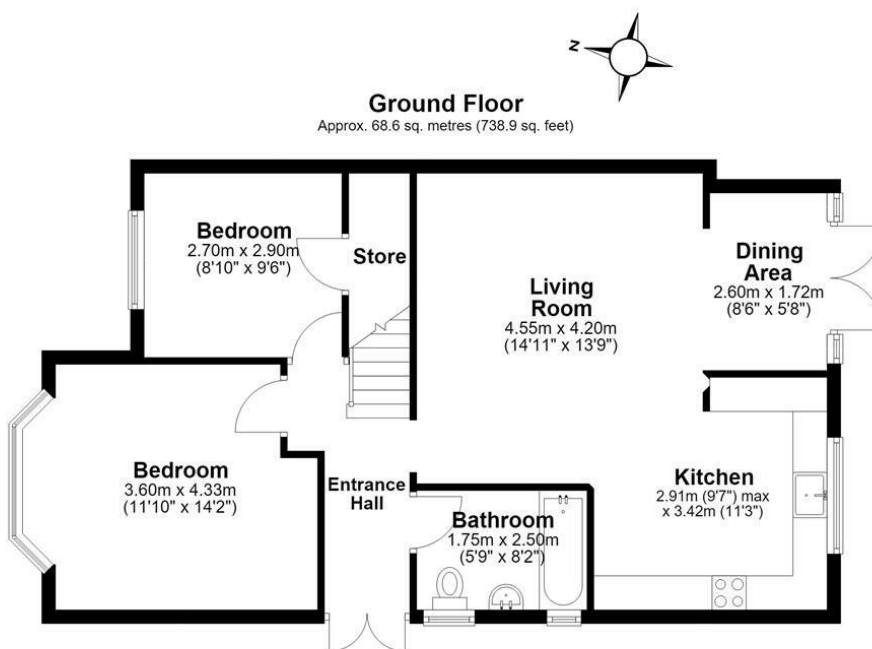


Viewings

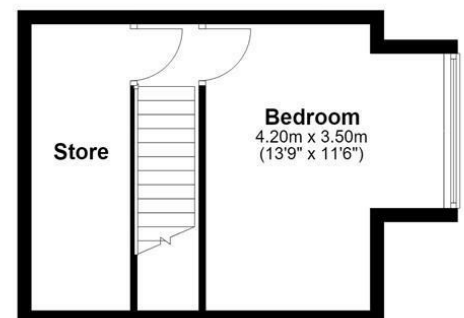
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

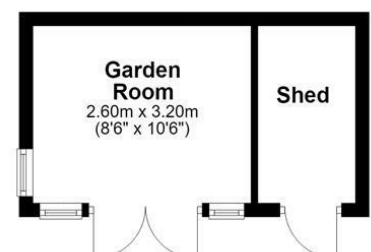
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



First Floor
Approx. 23.3 sq. metres (251.3 sq. feet)



Outbuilding
Approx. 12.3 sq. metres (132.5 sq. feet)



Total area: approx. 104.3 sq. metres (1122.6 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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Ricketts Drive