



1 Dorchester Road, Billericay CM12 0YW
Guide Price £395,000 - £400,000

 2  1  1  C

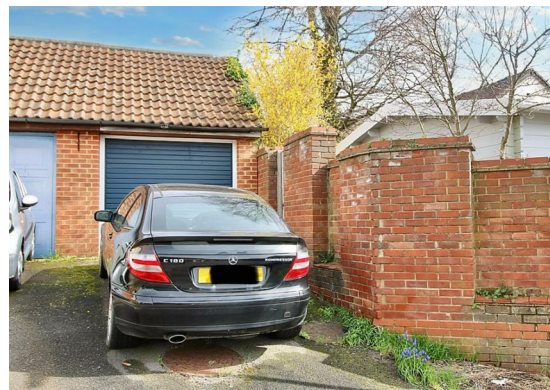
1 Dorchester Road
Billericay CM12 0YW

****REDUCED FOR A QUICK SALE**** A well presented two bedroom semi-detached house, set on a corner plot on the popular Queens Park development. This ideal first time home has a canopy porch a door opening into the lounge with stairs rising to the first floor and built-in storage cupboard under, and a feature fireplace. To the rear is the modern fitted kitchen/dining room which comes with integrated appliances, a large built-in storage and a door leading to the garden patio.



Up on the first floor is the landing with access to the loft area. The main bedroom is located to the front and includes a range of fitted wardrobes as the the second bedroom to the rear of the house. The family bathroom is fitted with a white suite, including a shower over the bath and built-in storage. To the front is an open-plan lawned garden. A side gate leads round to the attractive garden with a paved patio and lawn. To the rear is a lovely quality timber summerhouse/home office which has been converted to office working with hot water supply and power/light connected.





CANOPY PORCH

LOUNGE

13'9 x 12'8 (4.19m x 3.86m)

KITCHEN/DINING ROOM

12'8 x 11'3 (3.86m x 3.43m)

LANDING WITH LOFT ACCESS

BEDROOM ONE WITH FITTED WARDROBES

12'8 x 10'2 (3.86m x 3.10m)

BEDROOM TWO WITH FITTED WARDROBES

12'8 x 6'11 (3.86m x 2.11m)

FAMILY BATHROOM

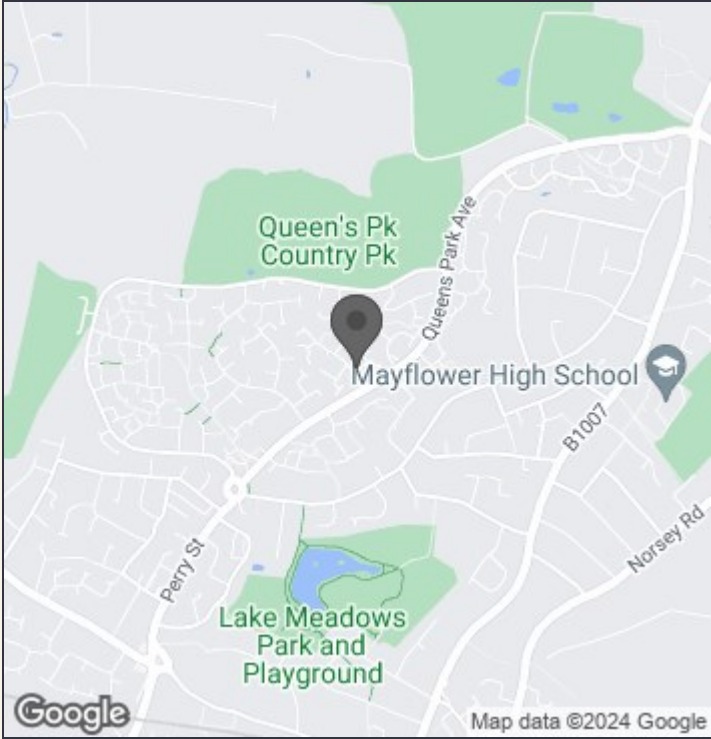
6'9 x 6'6 (2.06m x 1.98m)

SUMMERHOUSE/HOME OFFICE

16'9 x 9'8 (5.11m x 2.95m)

OWN DRIVEWAY AND GARAGE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			73 → 85
(81-91) B			
(69-80) C		73	
(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	



140 High Street
Billericay
Essex
CM12 9DF
tel: 01277 659002
Email: admin@ashtonwhite.co.uk
https://www.ashtonwhite.co.uk

VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

THESE PARTICULARS DO NOT CONSTITUTE ANY OFFER OF CONTRACT EITHER DIRECT OR COLLATERAL NOR ARE THEY TO BE ACTED UPON AS REPRESENTATIONS. ALL INTERESTED PARTIES MUST THEMSELVES VERIFY THE ACCURACY OF THESE PARTICULARS.