



1 Dorchester Road, Billericay CM12 0YW  
£375,000

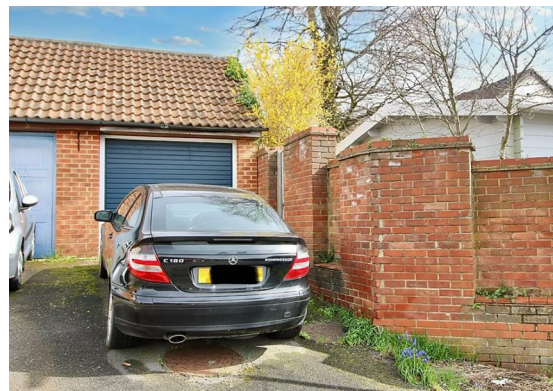
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1 Dorchester Road  
Billericay CM12 0YW

**\*\* UNEXPECTEDLY RE-AVAILABLE & COMPLETE, VERY SHORT CHAIN ABOVE\*\*** 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**

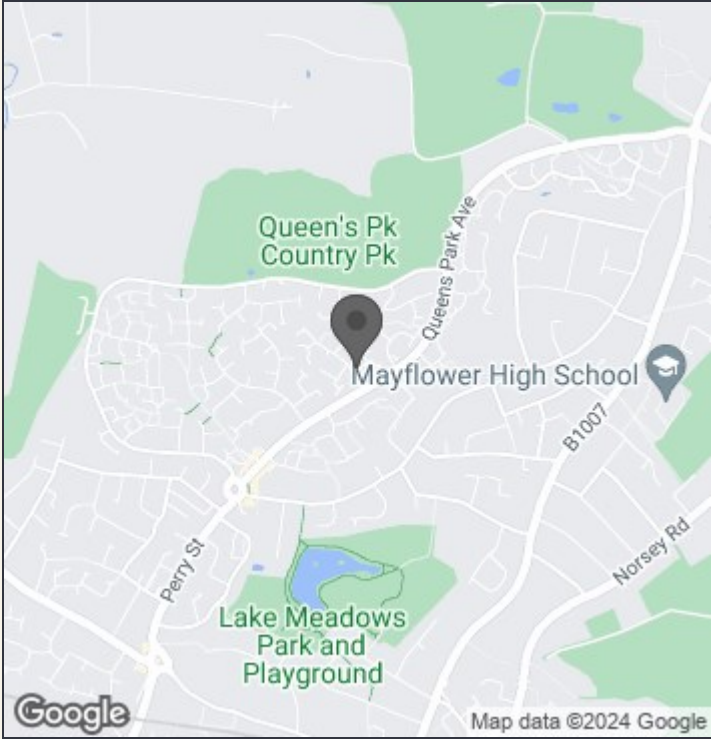
6'9 x 6'6 (2.06m x 1.98m)

**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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>		<b>73</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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

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