



8 Warrington Square, Billericay CM12 0XD

Offers In Excess Of £425,000

 3  1  1  C

8 Warrington Square Billericay CM12 0XD Offers In Excess Of £425,000

Guide Price Range £425,000 - £450,000.
An opportunity to acquire this nicely presented three bedroom end of terrace house pleasantly located within convenient walking distance of Billericay Station and High Street. Offered to the market with no ongoing chain.

Nestled in a secluded cul-de-sac just off Mountnessing Road, and within 0.25 miles of Brightside Primary School, the property features an entrance porch opening to the spacious main reception room with staircase to the first floor and feature fireplace. A door leads to the fitted kitchen/dining room with a good selection of fitted cupboards, drawers and working surfaces fronted by white high-gloss doors and contrasting dark worktops with space for appliances. Window and door overlooking and leading to the secluded rear garden. To the first floor landing, there is access to three bedrooms and family bathroom with white suite.

Externally, the house is set back from the approach road behind a small greensward with pathway to entrance and also to the side and a private gate to an attractive garden with paved patio area, neat lawn with stepping stone path leading down to a raised timber deck patio area and adjacent timber shed. Opposite the property, and just off to the left of the approach road, a private detached single garage with parking space.





ENTRANCE PORCH

LOUNGE

14'8 x 14'8 (4.47m x 4.47m)

KITCHEN/DINING ROOM

14'7 x 9'5 (4.45m x 2.87m)

BEDROOM ONE

14'8 < 11'5 x 8'5 (4.47m < 3.48m x 2.57m)

BEDROOM TWO

9'5 x 7'5 (2.87m x 2.26m)

BEDROOM THREE

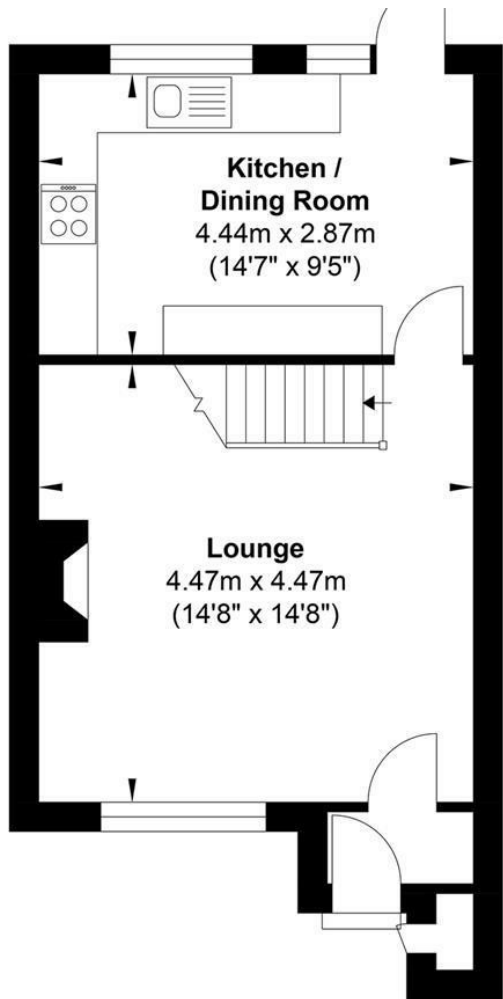
8'5 x 5'10 (2.57m x 1.78m)

BATHROOM/W.C.

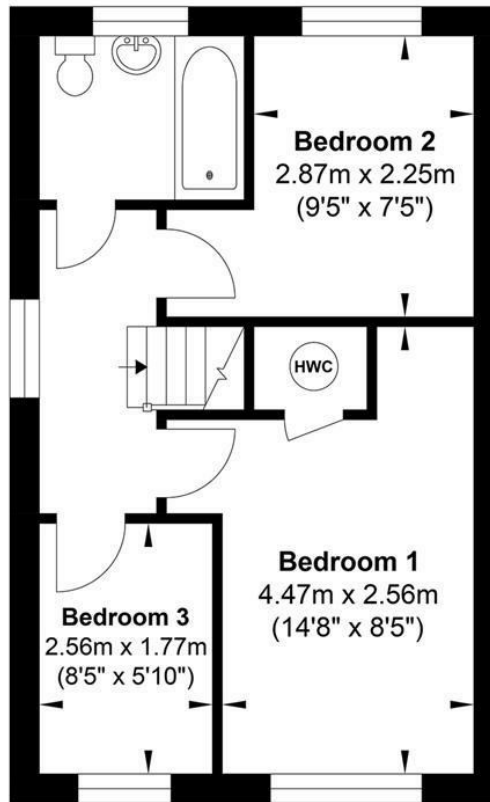
SECLUDED REAR GARDEN

DETACHED GARAGE





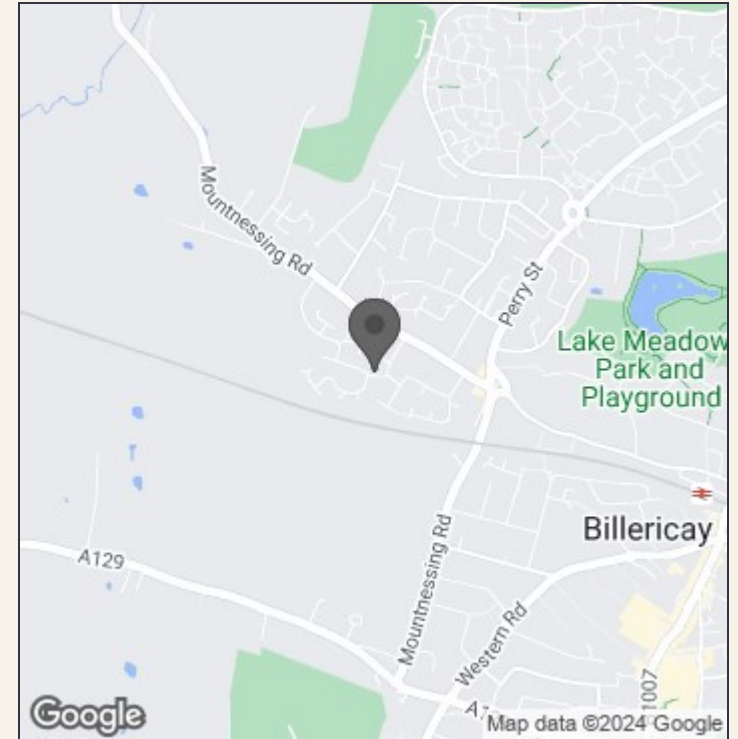
Ground Floor



First Floor

Gross Internal Floor Area : 67.5 m2 ... 726.4 ft2

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(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	



140 High Street
Billerica
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.