





2 Woodside Cottages Norsey Road, Billericay CM11 1DD

£440,000

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****SALE AGREED BY ASHTON WHITE****Set along Norsey Road is this attractive red brick mid terrace two bedroom period cottage, with a driveway for one car to the front. On entering the property through the porch you are welcomed by a spacious open plan lounge/diner. An open fireplace is flanked by attractive bespoke cabinetry with a solid wooden floor enhancing the charm of this property. The utility room houses the washer dryer, fridge freezer with additional storage and worktop space. The cottage benefits from a ground floor cloakroom with the kitchen positioned at the rear of the property overlooking the garden. The kitchen features cream cabinetry with solid wood worktops, integrated double oven, electric hob, extractor and slimline dishwasher. A stable door leads out onto the patio area and then the lawned garden.

To the first floor is a generous landing with high ceilings. Bedroom one is to the front of the property and fitted with floor to ceiling quality wooden bespoke wardrobes and dressing table. Bedroom two is a single bedroom / study again with the benefit of bespoke fitted wardrobes and drawer units. The family bathroom is fully tiled and fitted with a modern white suite, including a shower/bath and heated towel rail. The property benefits from a paved driveway with space for one car.

The cottage is located in the Buttsbury/Mayflower area of Billericay, and is within 1.25 miles of Billericay High Street and train station.





PORCH

LOUNGE /DINER
22 x 11'10 (6.71m x 3.61m)

KITCHEN
11'10 x 8'7 (3.61m x 2.62m)

UTILITY ROOM
6'2 x 4'8 (1.88m x 1.42m)

**GROUND FLOOR
CLOAKROOM**
5'6 x 3 (1.68m x 0.91m)

BEDROOM ONE
11'10 x 10 (3.61m x 3.05m)

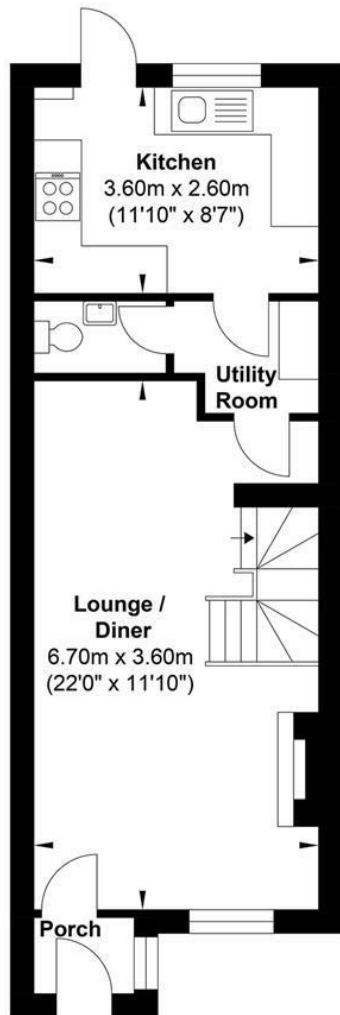
BEDROOM TWO
11'9 x 8'2 (3.58m x 2.49m)

FAMILY BATHROOM
13'8 max x 5 (4.17m max x 1.52m)

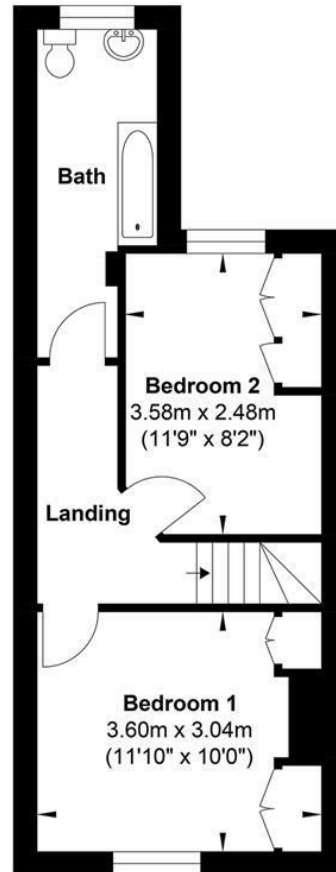
**GOOD SIZE REAR
GARDEN**

**OFF ROAD PARKING
TO FRONT**





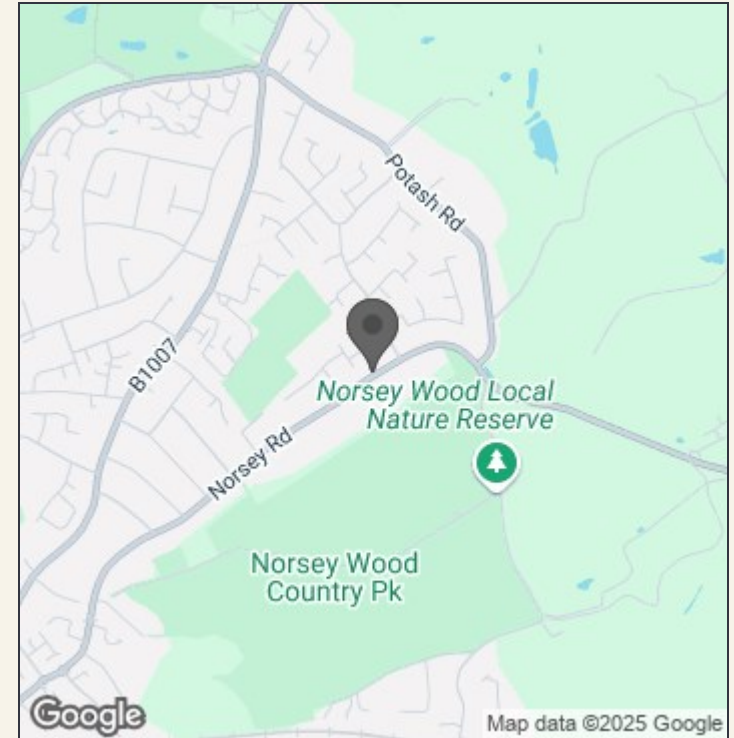
Ground Floor



First Floor

Gross Internal Floor Area : 70.46 m2 ... 758 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			89
(81-91) B			
(69-80) C		70	
(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

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