



15 Grey Lady Place
Billericay
Guide price £500,000

MEACOCK & JONES

A unique opportunity to acquire a magnificent Grade II listed period style former chapel of the Billericay Union workhouse, bearing many of the original features such as tall vaulted ceilings and large stained glass windows. The location is very convenient, as it is within a short walking distance of both Billericay Station and High Street. Offered to the market with no onward chain, this appealing property is situated on an 11 acre site, between Stock Road to the west and Norsey Road to the east, in the well tended grounds of Charles House and has the benefit of two allocated car parking spaces.

- Grade II listed former chapel
- Kitchen
- No onward chain
- Two bedrooms
- Character features
- Two bath/shower rooms
- Two allocated parking spaces
- Large living area with vaulted ceiling
- Short walking distance of Billericay High Street & Station



A tall period style front door opens to the:-

ENTRANCE HALL

A broad entrance hall with tall ceilings. A door opens to a useful storage cupboard fitted with shelving. Painted wooden floor. Radiator. A cupboard conceals the Viessmann gas fired boiler and fuse box and provides additional storage. Thermostat to wall. Spotlights to ceiling. Doors to:-

LIVING/DINING ROOM 26'10 x 18'10 to 16'7 (8.18m x 5.74m to 5.05m)



A dramatic room of grand proportions. Tall 17'6 vaulted ceilings transform this intriguing room. Feature stained glass window to the southerly elevation makes an attractive focal point. Six additional leaded light windows are fitted to the three side elevations in addition to a small feature window above the stained glass window. A log burner is fitted within a stone fireplace with brick surround and hearth. Four radiators. This large space is presently subdivided into a sitting room, dining area and study. To the rear of the room are a range of built-in cupboards that offer useful storage with decorative shelving above.

KITCHEN 11'8 x 8' (3.56m x 2.44m)



A well appointed kitchen fitted with a fine quality range of units that comprise base cupboards, drawers and matching wall cabinets along three walls. A long granite worktop incorporates a one and a quarter bowl single drainer sink unit with mixer tap. Integrated appliances to remain include a fan assisted oven with Bosch four ring gas hob over and concealed De Dietrich extractor unit above. Integrated refrigerator and freezer. Space and plumbing for washing machine and De Dietrich dishwasher to remain. Spotlights to ceiling. Radiator. A leaded light window overlooks trees and surrounding gardens to the rear.

BEDROOM ONE 17'8 x 10'8 (5.38m x 3.25m)



The 12'7 ceiling height adds to an impression of space. A bright and spacious dual elevation bedroom with leaded light windows that face the front and rear elevations. Three wall light points. Two radiators. TV aerial point. Telephone point. Door to:-

EN-SUITE SHOWER ROOM

Comprising a large wet room style walk-in shower with wall mounted controls. Pedestal wash hand basin with mixer tap. Close coupled WC. Tiling to floor. Partial tiling to walls with decorative border. Radiator. Spotlights to ceiling. Obscure glazed leaded light window to the rear elevation.

BEDROOM TWO 12'1 x 10'1 (3.68m x 3.07m)

A well-proportioned bedroom situated at the rear of the property from which a leaded light window overlooks surrounding gardens and trees. Spotlights to ceiling. Radiator.

FAMILY BATHROOM

The bathroom comprises a panel enclosed bath with handgrips. Victorian style mixer taps and hand held shower attachment. Pedestal wash hand basin and close coupled W.C. Contemporary wood effect flooring. Partial tiling to walls with decorative border.

Shaver point. Extractor fan. Spotlights to ceiling.
Radiator. Obscure glazed leaded light window to the
front elevation.

AGENT'S NOTE

Having been rented for a short while, the property
would benefit from some minor redecoration
Lease term remaining 100 years. Original term 125
years from 2000.
Annual service charge £2,180
Annual Ground Rent £530





Approximate Floor Area
1,070 sq. ft.
(99.4 sq. m.)

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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2020 | www.houseviz.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	