



11 Abbey Road, Billericay, CM12 9NF

Guide Price £415,000

- SOUGHT AFTER LOCATION
- VERY WELL PRESENTED
- REFITTED KITCHEN
- GOOD SIZE GARDEN
- OFF STREET PARKING
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- OPEN PLAN
- SEPARATE GARAGE
- NO ONWARD CHAIN

Being offered with No Onward Chain is this Two Bedroom Semi Detached Bungalow. Access to the property is via the front door to the side of the property via a step into the entrance hall, which is light and bright and leads via doors to the bedrooms to the left, Both bedrooms are double with the Master being a larger than average double with ample space for wardrobes, chest of drawers and bed side tables. Both bedrooms also have large front windows allowing plenty of light into both rooms. Leading from the hallway is the bathroom benefitting from a modern three piece white suite. At the rear of the property is the open plan modern Kitchen / Lounge / Conservatory which offers ample living accommodation. The garden is larger than average and commences with patio and leads up via steps to the grass beyond.

2 1 2 D

Council Tax Band: D



Entrance Hall
12'1 x 8'7

Kitchen
8'11 x 7'7

Lounge
16'4 x 10'9

Conservatory
13'4 x 9'5

Bathroom
7'10 x 5'10

Bedroom One
13'8 x 10'9

Bedroom Two
9'0 x 8'11

Garden

Separate Garage





Viewings

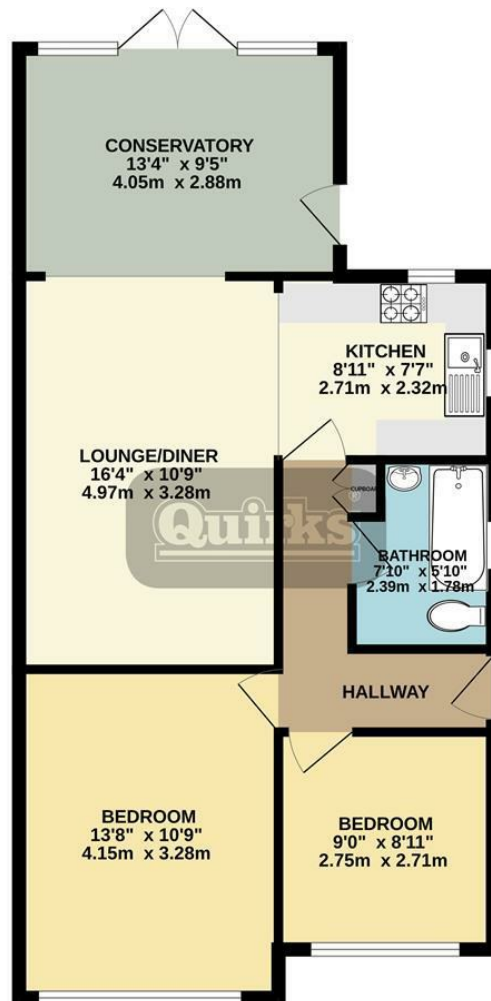
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



This floor plan is for illustrative purposes only. All representations including measurements, doors, windows and fixtures are approximate and NOT TO SCALE. The total floor area includes all floor space associated with the property including garages and outbuildings as depicted. No appliances or services are confirmed as included or tested.
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