



## 5 Dolphin Gardens, Billericay, CM12 0XH

**No Onward Chain £385,000**

- NEARBY BRIGHTSIDE SCHOOL
- SOUTH WEST FACING REAR GARDEN
- GROUND FLOOR W.C & BATHROOM
- PORCH & ENTRANCE HALLWAY
- MODERN COMBINATION GAS BOILER
- THREE BEDROOMS
- OFF ROAD PARKING
- MODERN OPEN PLAN KITCHEN / LIVING ROOM
- NEW CARPETS AND FLOORING
- EPC RATING (C)



A well presented and recently renovated three bedroom end of terrace house, with a South West facing rear garden, offered for sale with NO ONWARD CHAIN. This popular cul-de-sac is just a stones throw of Brightside Infant & Junior School, also walking distance of convenience shops and the Queens Park Country Park. Internally the property offers sizeable accommodation with entrance porch, ground floor W.C, hallway with built-in storage, refitted, modern kitchen with a range of wall and base level units and breakfast bar, with new integrated appliances including, induction hob, oven, fridge/freezer, dishwasher and washing machine, new combination gas boiler installed in 2022. The dining / living area has a feature display wood store and double glazed French doors leading to the rear garden. To the first floor, the spacious landing area has plenty of storage space with a double width airing cupboard and separate over-stairs cupboard. The family bathroom, benefits from two double glazed windows to the front aspect, fully tiled walls, modern white suite including bath with rainfall shower above, low level W.C, pedestal wash hand basin, towel rail and LED mirror. In addition there is new radiators, flooring and carpeting throughout the property. Externally the property has off road parking to the front and side gate access to the low maintenance garden.



Council Tax Band: C



**ENTRANCE PORCH**

5'11 x 3'00

**GROUND FLOOR W.C**

5'11 x 2'6

**HALLWAY**

11'11 x 5'10

**KITCHEN / DINING / LIVING ROOM**

23'7 x 17'6 reducing to 11'0

**FIRST FLOOR LANDING**

10'6 x 5'11

**BEDROOM ONE**

10'0 x 8'1

**BEDROOM TWO**

13'3 x 8'1

**BEDROOM THREE**

8'11 x 6'10

**FAMILY BATHROOM**

8'10 x 5'7

**SOUTH WEST FACING REAR GARDEN**

30 x 23

**OFF ROAD PARKING**





## Viewings

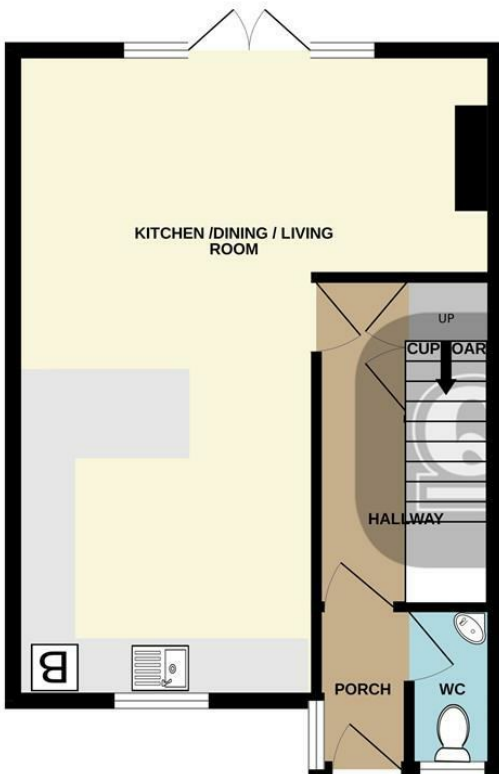
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(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	

GROUND FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.8 sq.m.) approx.

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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