



5 Dorchester Road, Billericay, CM12 0YW

Offers In Excess Of £400,000

- TWO DOUBLE BEDROOMS
- IMMACULATELY PRESENTED
- 55ft GARDEN
- GARAGE TO SIDE OF THE HOUSE
- CLOSE TO LOCAL SHOPS AND PARK
- SEMI DETACHED HOUSE
- MODERN KITCHEN AND BATHROOM
- OWN DRIVEWAY
- QUEENS PARK DEVELOPMENT
- 1 MILE FROM STATION

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Located in the sought after Queens Park Development is this immaculately presented Two Bedroom Semi Detached House. Externally, to the side, is the property's own driveway with separate Garage. To the rear is the 55ft foot garden commencing with patio and following on with lawn and a decked seating area at the rear. Internally, the entrance porch has been added by the current vendors to offer ample space for storage, which then leads through via half glazed internal door into the light and spacious lounge thereafter. To the rear of the property is the immaculately kept kitchen / diner which has spaces for an Oven, Washing Machine, Dishwasher and Fridge / Freezer along with a four person table and chairs. On the first floor are the two double bedrooms with the master having a both a built in wardrobe and further storage cupboard. The second bedroom over looks the garden and is also a double bedroom with plenty of space for furniture. The bathroom has been well kept and has a three piece suite comprising a toilet, wash hand basin and bath tub with shower over head. Dorchester Road is a stones throw from the local shopping complex with a Supermarket, Barbers, Vets, Pet Shop, Opticians and Doctors. It is also within easy walking distance from Lake Meadows Park and both the Mainline Railway Station, which provides easy access into London and Billericay's High Street.



Council Tax Band: C



Entrance Porch
6'7 x 3'3

Lounge
13'9 x 12'6

Kitchen / Diner
12'6 x 9'8

Landing
8'2 x 6'0

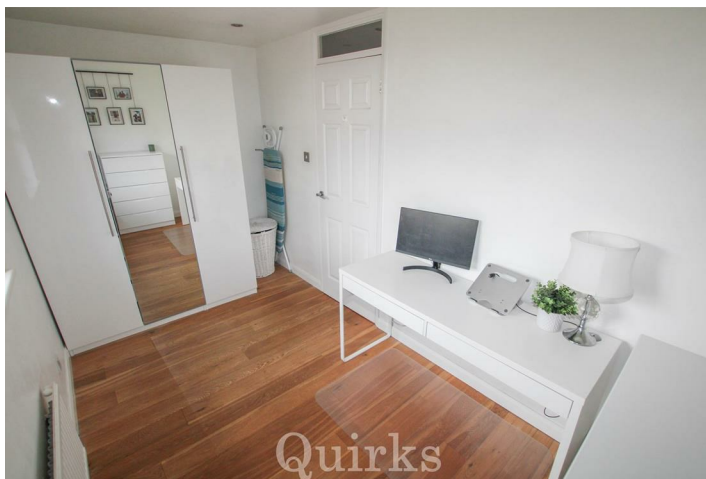
Bedroom One
12'7 x 10

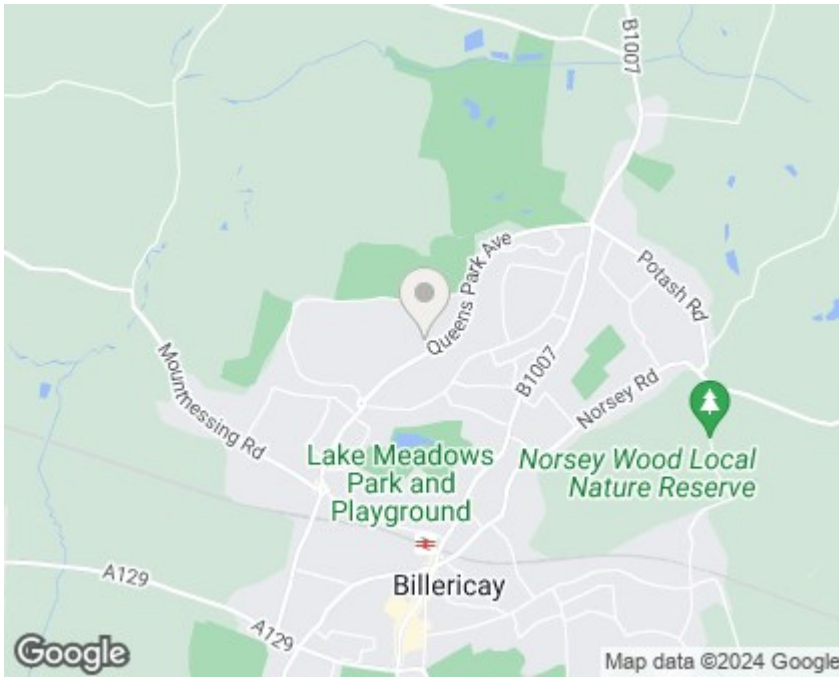
Bedroom Two
12'6 x 6'6

Bathroom
6'8 x 6'6

Garden
55ft

Driveway and Garage





Viewings

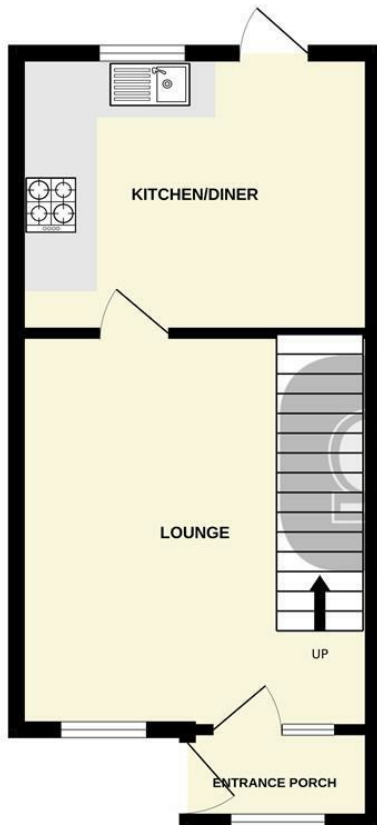
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

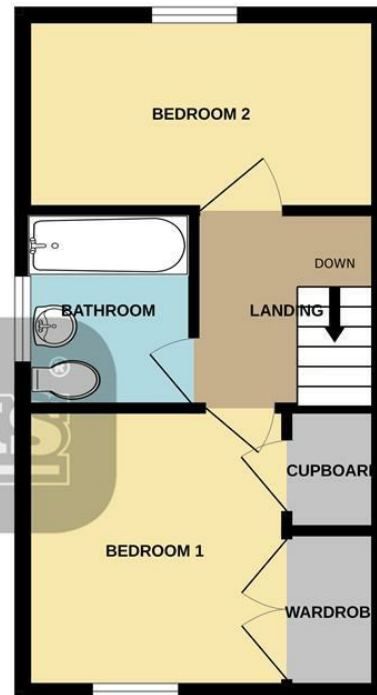
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		72	
(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
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 620 sq.ft. (57.6 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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