



## 10 Salesbury Drive, Billericay, CM11 2JH

Asking Price £325,000

- POPULAR SUNNYMEDE LOCATION
- TWO DOUBLE BEDROOM
- FITTED KITCHEN
- UTILITY ROOM
- IDEAL FIRST PURCHASE
- OFF ROAD PARKING FOR TWO CARS
- LOUNGE / DINER WITH FRENCH DOORS ONTO GARDEN
- GROUND FLOOR CLOAKROOM
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO LOCAL SHOPS AND SCHOOLS

TWO DOUBLE BEDROOMED END TERRACED HOUSE WITH OFF STREET PARKING FOR TWO CARS AND CLOSE TO LOCAL SCHOOLS AND SHOPS. Once inside the entrance hall, stairs rise to the first floor with large cupboard under, radiator and coved cornice to smooth ceiling. French doors off the lounge/diner open onto the low maintenance garden with radiator and coved cornice to smooth ceiling. The fitted kitchen has double glazed window to front, eye and base level units with work surface over incorporating sink unit, built in electric oven with electric hob and extractor fan over, integrated dishwasher, tiled floor and extractor fan. The property also benefits from a ground floor cloakroom with wash hand basin and low level W.C and utility room with plumbing for automatic washing machine. On the first floor are two double bedrooms and a modern bathroom with three piece suite. Externally there is a driveway to the front, providing off road parking for two cars, and side access to the low maintenance rear garden, which is mostly paved.



Council Tax Band:



**ENTRANCE HALL**

15'7" x 5'11" reducing to 2'9"

**GROUND FLOOR CLOAKROOM**

5'6" x 3'2"

**LOUNGE / DINER**

14'10" x 11'9"

**FITTED KITCHEN**

9'2" x 9'1"

**UTILITY ROOM**

8'5" x 6'2"

**LANDING**

5'9" x 5'3"

**BEDROOM ONE**

15' x 11'10"

**BEDROOM TWO**

12'7" x 9'6"

**BATHROOM**

9'5" x 5'2"

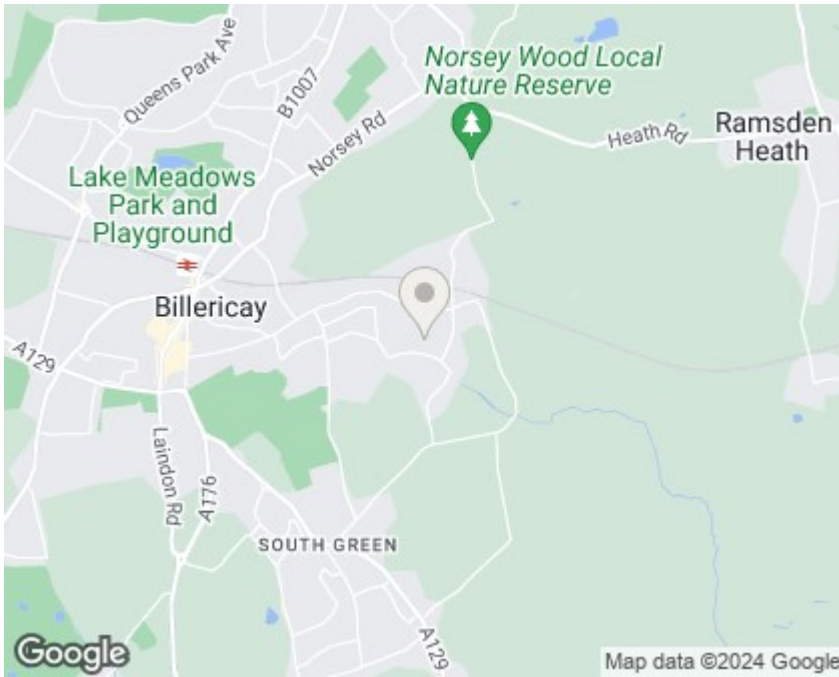
**LOW MAINTENANCE REAR GARDEN**

**DRIVEWAY FOR TWO VEHICLES**

**AGENTS NOTE**

AGENTS NOTE Some of the internal photographs of the property have been digitally decluttered for illustration purposes.





## Viewings

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

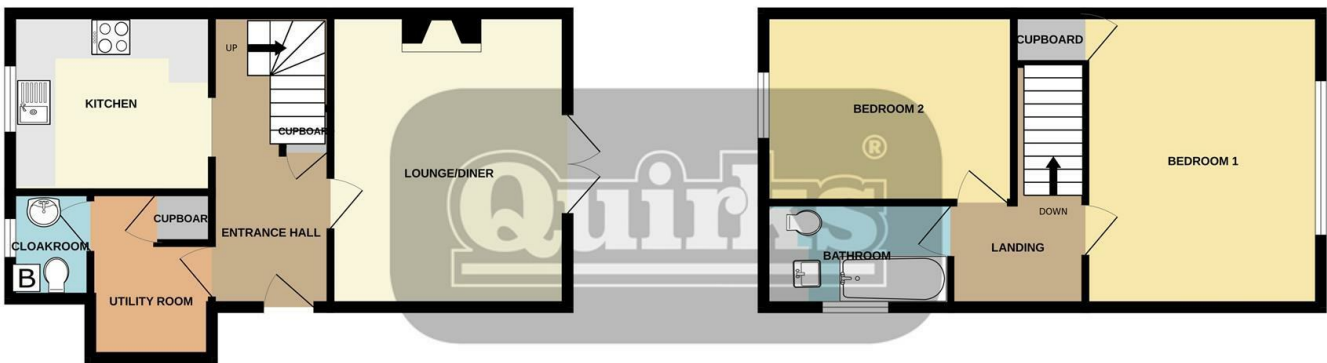
## EPC Rating:

E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		45	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
420 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 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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