



70 Tyelands, Billericay, CM12 9PB

Asking Price £565,000

- HUGE POTENTIAL
- CORNER PLOT
- SOUGHT AFTER LOCATION
- GARAGE
- DETACHED HOUSE
- NO ONWARD CHAIN
- IN NEED OF MODERNISATION
- THREE BEDROOMS
- PARKING TO REAR
- SCOPE TO EXTEND (STP)

Brimming with potential is this Three Bedroom Detached Chalet House in one of Billericay's most sought after locations. The house sits on a corner plot offering plenty of scope for extension and development, subject to planning permission being approved. Internally, the three bedroom house is in need of modernisation throughout but currently benefits from 19ft lounge, second reception room, kitchen and dining room. The kitchen is a good size with back door access to the garden beyond. On the first floor are three bedrooms along with a shower room with the family bathroom and separate W.C being downstairs. Externally the property is on a corner plot, has a wrap around garden, with a separate garage and driveway in front of it offering off street parking behind gated access. Offered with no onward chain, early viewing of this property is highly recommended so as to not miss out on this unique property.

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Council Tax Band:



Entrance Porch
15'4 x 3'8

Hallway
13'13 x 5'8

Living Room
19'2 x 13'1

Dining Room
10'7 x 8'11

Kitchen
11'1 x 7'0

Bathroom
5'6 x 5'5

Separate W.C
5'6 x 2'1

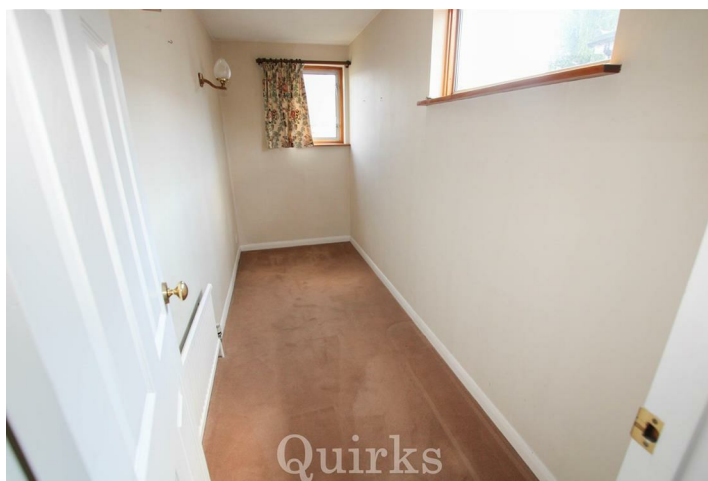
Bedroom One
12'6 x 11'8

Bedroom Two
13'0 x 10'8

Bedroom Three
13'0 x 04'7

Shower Room
9'4 x 3'8

Separate Garage





Viewings

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

EPC Rating:

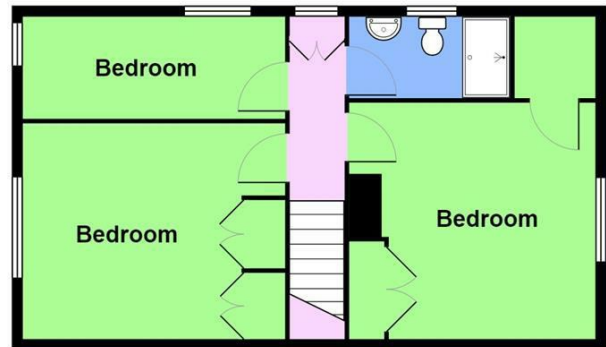
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Area: 57.0 m² ... 614 ft²



1st Floor
Area: 43.8 m² ... 471 ft²



Total Area: 100.8 m² ... 1084 ft²



AIW Energy Assessors Limited
Energy Performance Certificates / Floor Plans
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Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.