



113 Grange Road, Billericay, CM11 2RR

Guide Price £415,000

- THREE BEDROOMS
- GARAGE & OFF ROAD PARKING
- NEARBY SHOPS & SCHOOLS
- SCOPE TO EXTEND (STPP)
- SEMI-DETACHED BUNGALOW
- NO ONWARD CHAIN
- 63FT REAR GARDEN
- POPULAR GREAT BURSTEAD AREA
- SHOWER ROOM
- EARLY VIEWING ADVISED

Set back from the road in this popular location, within the Great Burstead area of Billericay, is this three bedroom semi-detached bungalow, offered for sale with NO ONWARD CHAIN. Offering excellent potential to extend (STPP) this property has a private and established, 60ft long rear garden, with two patio areas, side gate access, storage shed and garage. To the front of the property is a block paved driveway, with space for one car and shared access to the side of the bungalow. The accommodation includes, an entrance hallway with loft access, shower room, three bedrooms, lounge with feature fireplace and double glazed patio doors, modern kitchen / diner with integrated, oven, hob and fridge / freezer, space for washing machine. The kitchen leads to a double glazed conservatory, making a lovely breakfast room, or utility room if needed. Conveniently located for shops, schools, pubs and bus routes, being well suited both for families and downsizers.



Council Tax Band: D



ENTRANCE HALLWAY

SHOWER ROOM

5'11 x 5'3

BEDROOM ONE

11'3 x 11'3

BEDROOM TWO

10'10 x 8'4 reducing to 7'2

BEDROOM THREE

8'5 x 8'4

LIVING ROOM

14'6 x 11'1

KITCHEN / BREAKFAST ROOM

11'7 x 10'3

CONSERVATORY

10'9 x 5'7

GARAGE

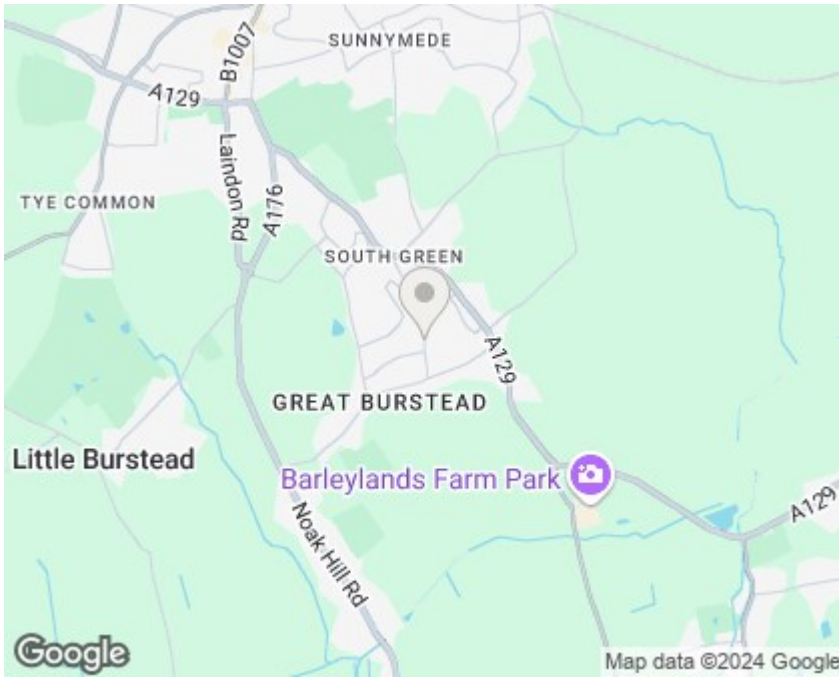
19'8 x 10'1

REAR GARDEN

63 x 26 reducing to 15'

SHARED DRIVEWAY & OFF ROAD PARKING TO FRONT





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			86
(81-91) B			
(69-80) C			
(55-68) D	55		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total Area: 69.2 m² ... 745 ft²

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.