



7 Abbots Ride, Billericay, CM11 2DJ

Guide Price £460,000

- THREE BEDROOMS
- CORNER PLOT
- GARAGE & OFF ROAD PARKING
- KITCHEN / DINING ROOM
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN
- SCOPE TO EXTEND (STPP)
- REQUIRING MODERNISATION THROUGHOUT
- GROUND FLOOR W.C & SHOWER ROOM
- GREAT LOCATION FOR HIGH ST & SCHOOLS

Offered for sale with NO ONWARD CHAIN and for the first time since the 1960's, is this three bedroom semi-detached family home, occupying a superb corner plot, with scope to extend, to the side and rear aspects in particular (subject to planning consent) Situated just 0.6 of a mile from Billericay Mainline Station and just a short walk to convenience shops, schools and the Mill Meadow Nature Reserve. Requiring modernisation, this property has scope for improvement, with spacious rooms and a vast amount of built-in storage space. The entrance hallway, has built-in storage, there is also the advantage of a ground floor W.C. To the rear aspect is a naturally light living room, with double glazed French doors and side windows, feature fireplace and under-stairs storage space. The kitchen / dining room is an excellent size, measuring approximately 17ft x 10, with side door access and enough space to accommodate a large dining table. The first floor landing has further built-in storage space and access to the loft, with fitted pull down ladder. All three bedrooms on the first floor, have built-in wardrobes and there is a recently installed, modern refitted wet room, with electric wall mounted Mira shower, low level W.C, wall mounted wash hand basin and fully tiled walls. Externally the rear garden has a North West facing aspect, side gate access, with patio area and sideways giving 13'10" (4.2 meters) in width, two storage sheds and garage with pedestrian door.



Council Tax Band: D



ENTRANCE HALLWAY

15'6 x 6'1 reducing to 3'2

GROUND FLOOR W.C

KITCHEN / DINING ROOM

17'11 x 10'7 reducing to 9'10

LIVING ROOM

16'10 reducing to 12'7 x 16'2

FIRST FLOOR LANDING

BEDROOM ONE

13'1 x 10'3

BEDROOM TWO

10'3 x 9'6

BEDROOM THREE

9'4 x 6'4

REFITTED WET ROOM

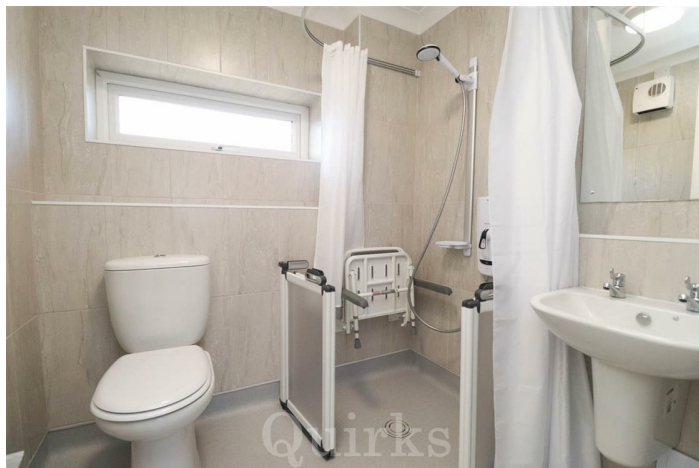
6'4 x 5'5

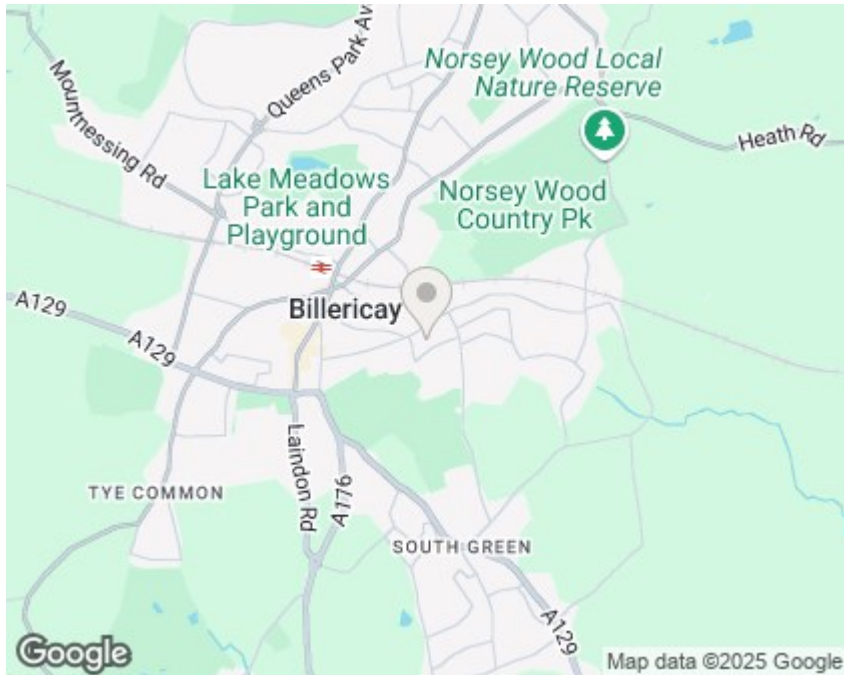
NORTH WEST FACING REAR GARDEN

GARAGE

17'3 x 8'3

OFF ROAD PARKING





Viewings

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

EPC Rating:

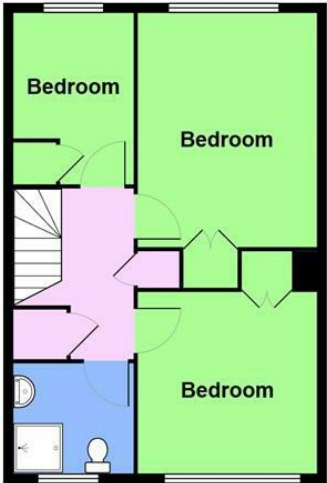
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	57	
(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: 51.0 m² ... 549 ft²



1st Floor
Area: 39.7 m² ... 427 ft²



Total Area: 90.7 m² ... 977 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.