



77 Norsey View Drive, Billericay, CM12 0QU

No Onward Chain £685,000

- THREE BEDROOM DETACHED BUNGALOW
- NEARBY BUTTSBURY & MAYFLOWER SCHOOLS
- NO ONWARD CHAIN
- LARGE FAMILY BATHROOM
- RARE OPPORTUNITY IN SOUGHT AFTER LOCATION
- SUBSTANTIAL PLOT
- DEVELOPMENT POTENTIAL (STPP)
- TWO RECEPTION ROOMS
- IN NEED OF MODERNISATION
- VIEWINGS BY APPOINTMENT ONLY

A rare opportunity to acquire a bay fronted, three bedroom detached bungalow, occupying a substantial plot in the sought after Buttsbury / Mayflower area of Billericay. The property has an established and private rear garden, with plenty of space to either side of the bungalow. There is excellent scope to extend or demolish and redevelop (STPP) the plot size measures approximately 168ft in depth x 51ft wide at the maximum points, reducing to 48ft wide (across the building line) Having been in the same family ownership since 1970, some updating would be required, there is a good size footprint, including two spacious reception rooms, fitted kitchen, utility / boot room, central hallway, three bedrooms and a large family bathroom. Located in North Billericay, this property is ideally situated for schools, convenience shops, Stock Brook Manor Country Club and Lake Meadows Park. Offered for sale with NO ONWARD CHAIN and with viewing by appointment only.

 3  1  2  D

Council Tax Band: E



ENTRANCE HALLWAY

17'1 x 5'4 reducing to 3'4

BEDROOM ONE WITH BAY WINDOW

11'4 x 10'11

BEDROOM TWO WITH BAY WINDOW

11'2 x 11'0

BEDROOM THREE

10'11 x 8'11

FAMILY BATHROOM

9'4 x 8'11

LIVING ROOM

14'10 x 12'10

DINING ROOM

16'9 x 10'3

KITCHEN

10'3 x 8'11

UTILITY / BOOT ROOM

5'0 x 3'6

REAR GARDEN

90 approx

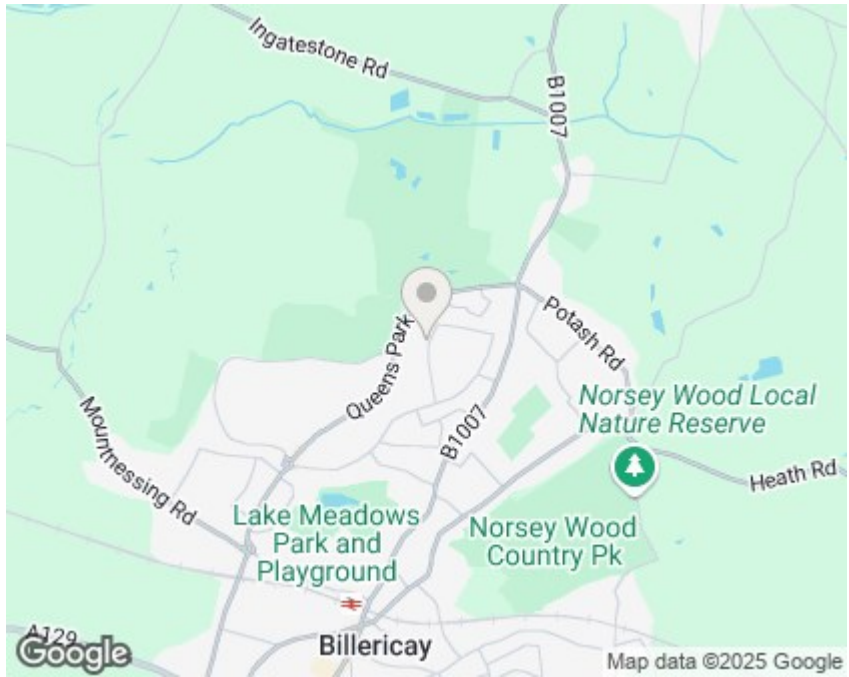
TOTAL PLOT DEPTH

168 at maximum point

PLOT WIDTH

50





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		85
(81-91) B		
(69-80) C		60
(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



Total Area: 91.3 m² ... 983 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.