



8 Rutherford Close, Billericay, CM12 0YR

GUIDE PRICE £350,000 - £365,000

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- HALLWAY WITH BUILT-IN STORAGE
- NEARBY SHOPS & LAKE MEADOWS PARK
- 20FT GARAGE
- WEST FACING REAR GARDEN
- POPULAR QUEENS PARK AREA
- IDEAL FIRST TIME PURCHASE
- SEMI-DETACHED HOUSE

*** COMPLETE ONWARD CHAIN *** Situated in a popular cul-de-sac in the Queens Park area of Billericay. This property is perfectly suited for first time buyers and downsizers, with two double bedrooms, 20ft x 9ft garage, off road parking and West facing rear garden. The accommodation includes an entrance hallway with built-in storage, dual aspect kitchen, with stainless steel sink/drainer, integrated fridge / freezer, oven and hob, extractor fan and space for washing machine. The living room has a sunny aspect with garden access, the first floor landing has access to the loft and leads to two double bedrooms, there is also plenty of storage and a modern bathroom, with a white suite including vanity unit wash hand basin, low level W.C, and paneled bath with electric shower above. This quiet and secluded location is just a short walk to shops at The Pantiles, also including Doctors, Chemist, Dentist and soon to be open Aldi Supermarket. Billericay Mainline Station and Lake Meadows Park are also in close proximity.



Council Tax Band: C



ENTRANCE HALLWAY

11'0 x 5'9

KITCHEN

11'0 x 5'11

LIVING ROOM

13'11 x 12'0

FIRST FLOOR LANDING

6'5 x 5'11

BEDROOM ONE

12'0 x 9'0

BEDROOM TWO

9'2 x 8'8

BATHROOM

6'5 x 5'6

WEST FACING REAR GARDEN

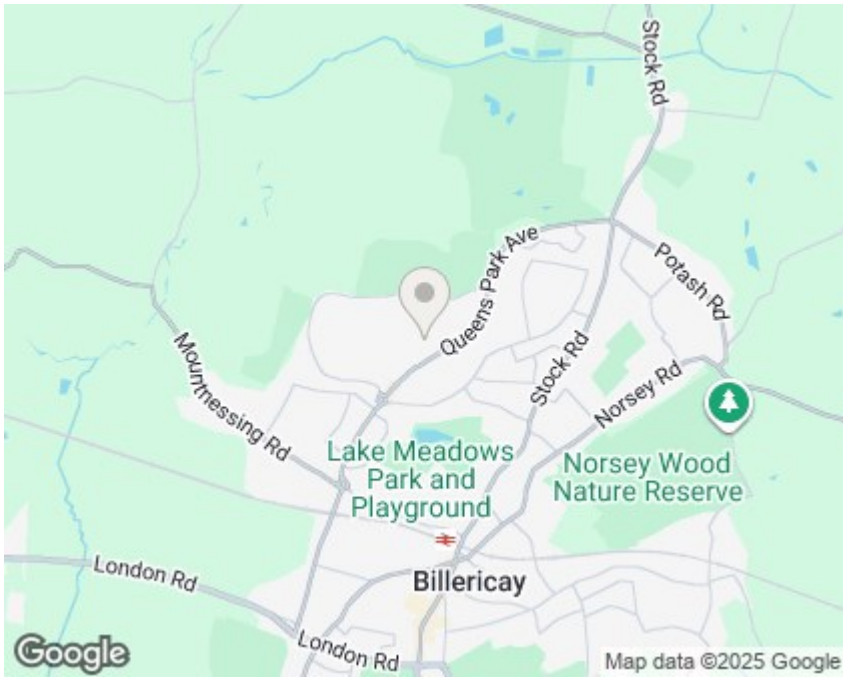
30 x 17

GARAGE

20'2 x 9'0

OFF ROAD PARKING





Viewings

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

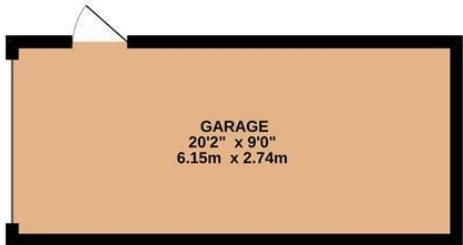
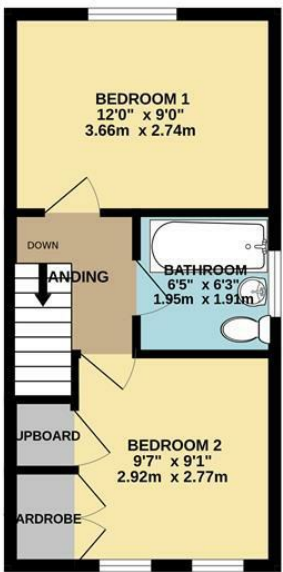
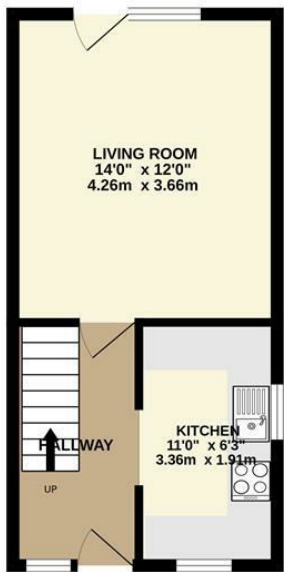
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	90
(81-91) B		
(69-80) C		
(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

GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.6 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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