



## 7 Western Road, Billericay, CM12 9DY

Offers In Excess Of £270,000

- ONE BEDROOM
- IMMACULATELY PRESENTED
- NEWLY REFITTED KITCHEN
- MODERN BATHROOM
- LOW MAINTENANCE GARDEN
- END OF TERRACE
- HIGH STREET LOCATION
- TWO RECEPTION ROOMS
- STORAGE
- NO PARKING



Right in the heart of Billericay Town Centre, this lovely one-bedroom end-of-terrace house is ideal if you're looking for modern living with everything on your doorstep. As you step inside, you're welcomed into a bright lounge with plenty of space for a comfy sofa and shelving, plus a feature electric fireplace that makes it feel really cosy. The lounge opens into the dining area, giving you room for a proper table - great for both everyday meals and when friends come round. There's also handy storage tucked neatly under the stairs. At the back, you'll find a stylish modern kitchen that leads straight out to a low-maintenance garden - perfect for summer BBQs, outdoor dining, or just relaxing. The garden also has a side gate for easy access. Upstairs, there's a spacious double bedroom and a modern bathroom with a full three-piece suite, including a bath with shower over. The location couldn't be better - just a short stroll to Billericay High Street and the mainline station, where trains run directly into London Liverpool Street. You've got shops, restaurants, and excellent transport links all just minutes away.

Please note: there's no allocated parking with this property.



Council Tax Band: B



Lounge  
11'1x 10'7

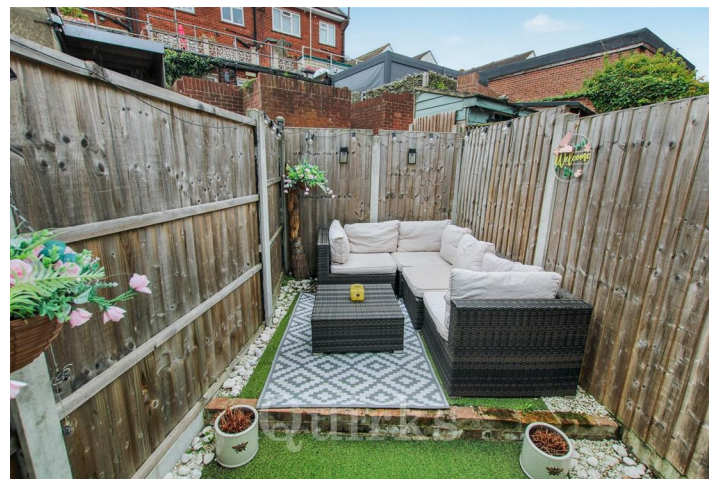
Dining Room  
10'7 x 6'9

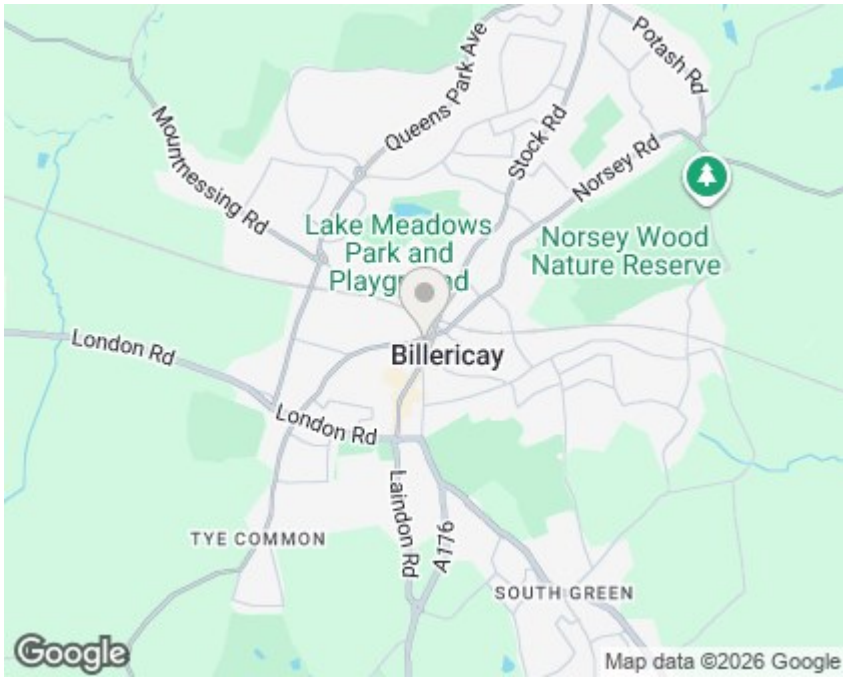
Kitchen  
8'2 x 6'5

Bedroom  
11'1 x 10'7

Bathroom  
8'2 x 6'6

Rear Garden





## Viewings

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

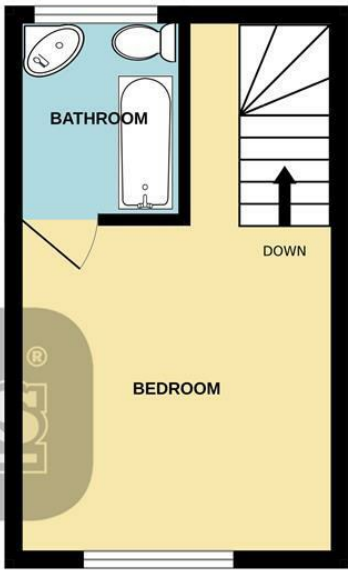
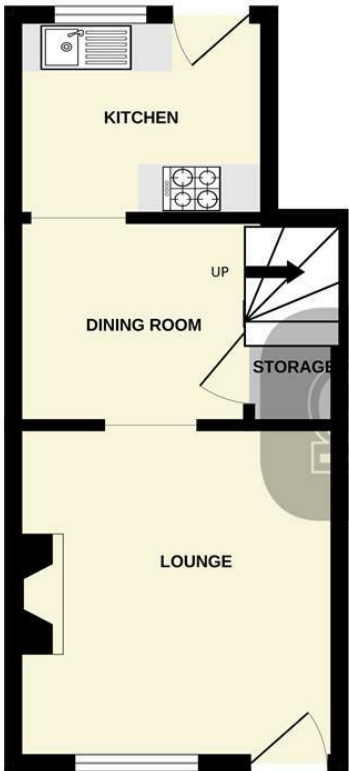
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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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