



**215a Stock Road, Billericay, CM12 0SE**

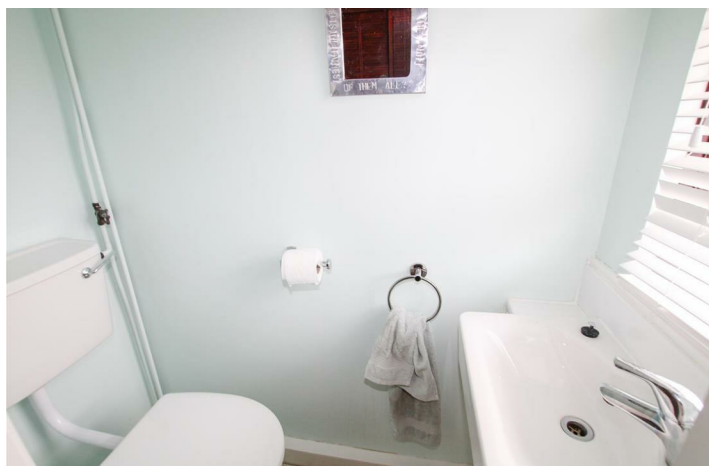
**Guide Price £500,000**

- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- DOUBLE BEDROOMS
- BUTTSBURY AND MAYFLOWER CATCHMENT
- SEMI DETACHED
- NO ONWARD CHAIN
- INTEGRAL GARAGE
- LOW MAINTENANCE
- PARKING FOR 3 CARS

Located on one of Billericay's most sought-after roads, this three-bedroom semi-detached home offers a fantastic opportunity for buyers looking to modernise and create their dream property. The ground floor features a welcoming entrance hall, a generously sized lounge/diner leading to a bright conservatory overlooking the west-facing rear garden (approximately 40ft), a fitted kitchen, and a separate study - perfect for home working. There is also a ground-floor cloakroom and access to the integral garage. Upstairs, the property offers three good-sized bedrooms - all with built-in wardrobes - and a modern family bathroom that has been refitted relatively recently. The landing also benefits from a large, spacious airing cupboard providing excellent storage. Externally, the home enjoys a private, well-established west-facing garden with mature planting, gravel pathways, and feature borders - ideal for those seeking an unoverlooked low-maintenance outdoor space. A private driveway provides off-street parking for three cars. The property is currently heated via a warm air heating system. While the property does require modernisation, it presents an exciting opportunity to add value and tailor the space to personal taste. Situated within the catchment areas for the highly regarded Buttsbury Junior School and Mayflower High School, and within easy reach of Billericay High Street and train station, this home combines excellent potential with an unbeatable location. Offered with no onward chain.



Council Tax Band: E



Entrance Hall  
19'3 x 10'4

Downstairs W.C

Study  
8'0 x 7'9

Lounge / Diner  
19'6 x 13'8

Conservatory  
12'5 x 9'6

Kitchen  
13'5 x 9'11

Landing  
9'9 x 2'9

Bedroom One  
1'0 x 11'5

Bedroom Two  
10'9 x 11'5

Bedroom Three  
11'4 x 10'6

Bathroom  
8'3 x 8'0

Garage  
19'9 x 8'4

Garden

Parking for 3 cars





## Viewings

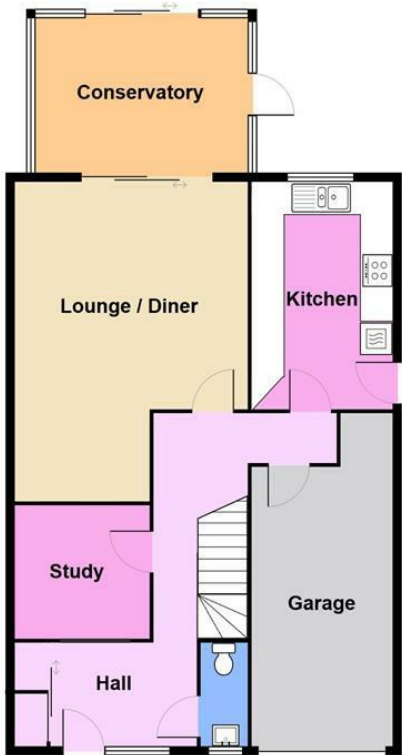
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

## EPC Rating:

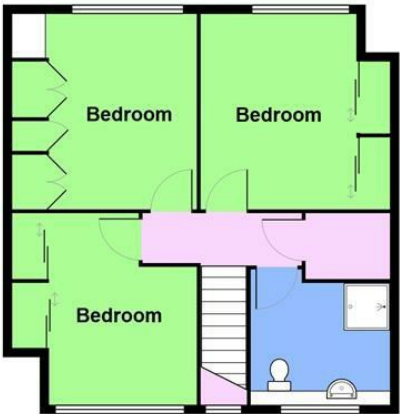
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      | 77        |
| (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: 82.5 m<sup>2</sup> ... 888 ft<sup>2</sup>



**1st Floor**  
Area: 47.9 m<sup>2</sup> ... 516 ft<sup>2</sup>



AIW Energy Assessors Limited  
Energy Performance Certificates / Floor Plans  
T: 01345 445215 / 01783 388495 / E: [sarah@aiwenergy.co.uk](mailto:sarah@aiwenergy.co.uk)

Total Area: 130.4 m<sup>2</sup> ... 1404 ft<sup>2</sup>

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.