



## 11 Celandine Close, Billericay, CM12 0SU

**Guide Price £340,000**

- THREE BEDROOMS
- GARAGE & OFF ROAD PARKING
- CUL-DE-SAC LOCATION
- REQUIRING MODERNISATION / RENOVATION
- NO ONWARD CHAIN
- GROUND FLOOR W.C
- WEST FACING REAR GARDEN
- NEAR TO SHOPS & SCHOOLS
- POPULAR QUEENS PARK AREA
- EARLY VIEWING ADVISED



**\* NO ONWARD CHAIN \*** A fantastic opportunity for a renovation project, requiring modernisation / redecoration, this three bedroom family home offers great accommodation, including entrance hallway with built-in storage, fitted kitchen with appliances to remain and Vaillant gas boiler, ground floor W.C and first floor bathroom with white suite and fully tiled walls, bedroom one and three with fitted wardrobes, in addition to loft and airing cupboard storage space. Externally there is a low maintenance, West facing rear garden, with French doors from the spacious lounge /diner. To the front of the property is block paved driveway, providing parking space for 2/3 cars and a garage with power and lighting, plus fitted shelving. This terraced house is in a popular cul-de-sac location, close to the Aldi supermarket at The Pantiles, Brightside Infant & Junior school, Lake Meadows Park and Mainline Station serving London Liverpool Street, making this the perfect first time purchase or for young families looking to get into school catchment, early viewing is strongly advised !



Council Tax Band: C



**ENTRANCE HALLWAY**

11'3 x 5'9

**GROUND FLOOR W.C**

**KITCHEN**

9'7 x 8'4

**LOUNGE / DINER**

17'9 x 17'3 max

**FIRST FLOOR LANDING**

5'9 x 2'7

**BEDROOM ONE**

14'4 x 10'3 max

**BEDROOM TWO**

11'8 x 8'1

**BEDROOM THREE**

11'4 x 7'3 max

**FAMILY BATHROOM**

8'0 x 5'8

**WEST FACING REAR GARDEN**

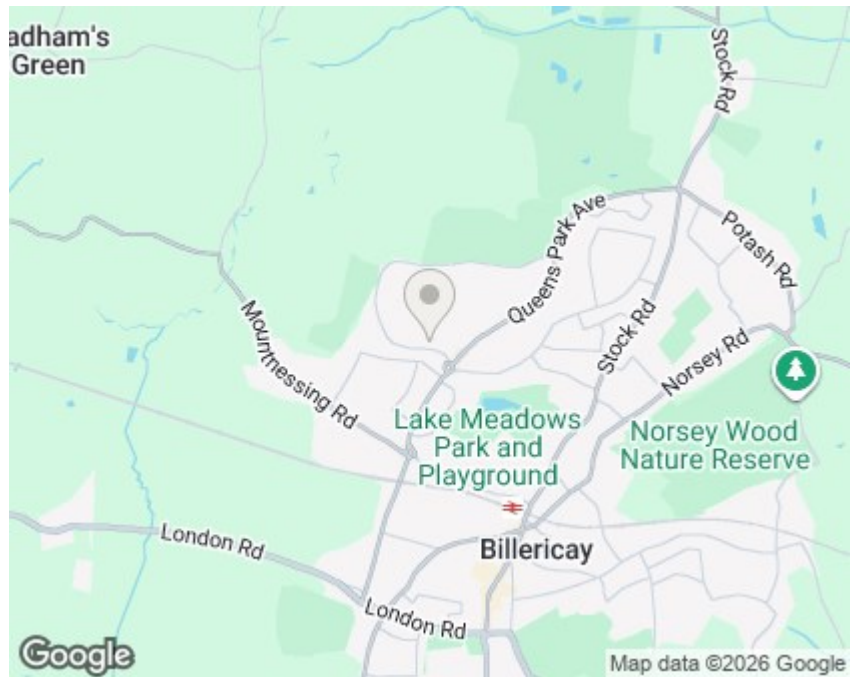
31 x 18

**GARAGE WITH POWER & LIGHTING**

16'8 x 9'

**OWN DRIVEWAY SUITABLE FOR 2/3 CARS**





## Viewings

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

## EPC Rating:

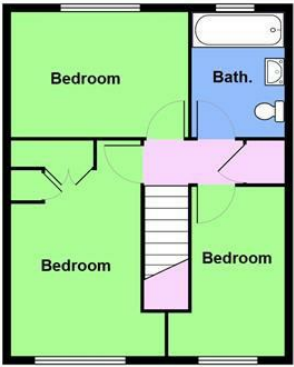
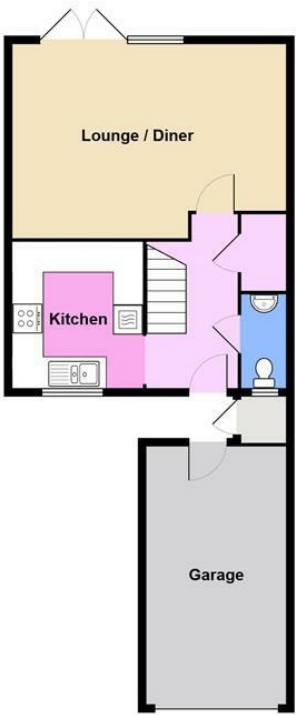
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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**  
Area: 52.7 m<sup>2</sup> ... 568 ft<sup>2</sup>

**1st Floor**  
Area: 37.4 m<sup>2</sup> ... 403 ft<sup>2</sup>



Total Area: 90.1 m<sup>2</sup> ... 970 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.