



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

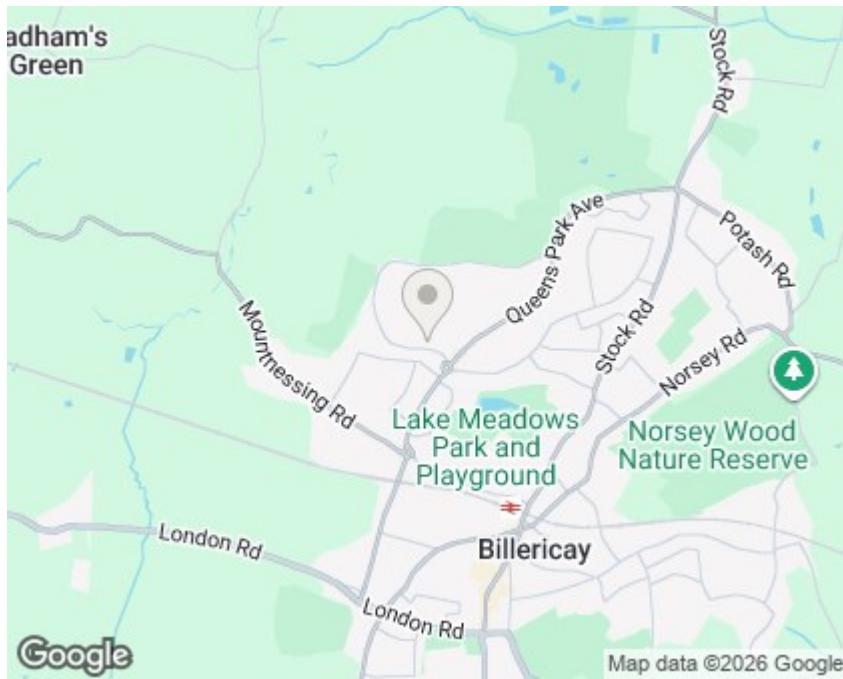
FAMILY BATHROOM
8'0 x 5'8

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.

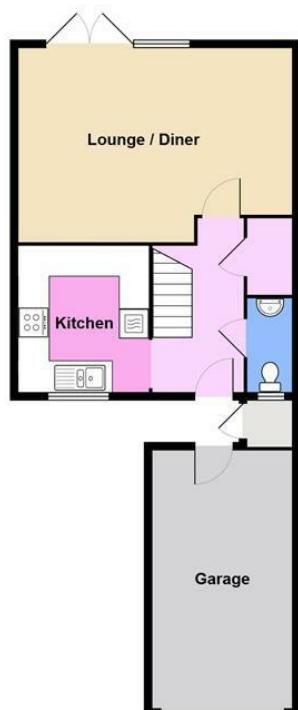
EPC Rating:

C

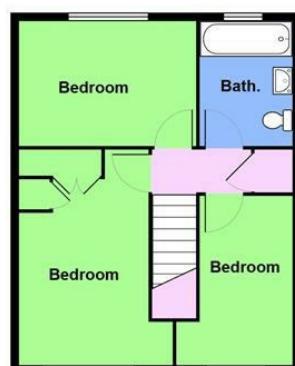
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	88
EU Directive 2002/91/EC			



Ground Floor
Area: 52.7 m² ... 568 ft²



1st Floor
Area: 37.4 m² ... 403 ft²



AIW Energy Assessors Limited
Energy Performance Certificates, House Plans
T: 01462 441229 | 01994 206469 | E: enquiries@aiwenergy.co.uk

Total Area: 90.1 m² ... 970 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.