



117 Marlborough Way, Billericay, CM12 0YJ

Offers In Excess Of £400,000

- THREE BEDROOMS
- WRAP-AROUND GARDEN
- BATHROOM WITH RAINFALL SHOWER
- CLOSE TO LOCAL SHOPS
- TWO PARKS WITHIN WALKING DISTANCE
- BLOCK PAVED DRIVEWAY
- MODERN KITCHEN / DINER
- NO THROUGH ROAD LOCATION
- WALKING DISTANCE TO STATION
- NO ONWARD CHAIN

A modern and well presented three bedroom semi detached property, located in a quiet, no through road position on the Queens Park Development, within walking distance to Billericay's Mainline Railway Station, local shops and parks. Upon entering the property is the entrance porch, leading through to sizeable living room which leads through to the modern kitchen / diner, with integrated oven, electric hob, fridge / freezer, sink / drainer, wine rack, combination gas boiler, there is space for a washing machine and dining table, the double glazed door, leads directly to the rear garden. To the first floor landing there is loft access and a built-in storage cupboard, the landing leads to three bedrooms, two with built-in wardrobes and a single bedroom / study, those working from home have the advantage of access to Virgin fibre optic internet connection. There is a modern bathroom, complete with a three piece white suite, including rainfall shower over the bath. The house has a block paved driveway suitable for several vehicles, the property also features a wrap-around garden, with scope for a side extension (STP) and is offered with the advantage of NO ONWARD CHAIN



Council Tax Band: D



ENTRANCE PORCH

4'7" x 3'7"

LIVING ROOM

14'4" x 13'9"

KITCHEN / DINER

13'9" x 10'6"

LANDING

12'4" x 5'9"

BEDROOM ONE

13'9 max reducing to 10'4" x 8'6"

BEDROOM TWO

9'3" x 7'5 max

BEDROOM THREE

8' max x 6'9

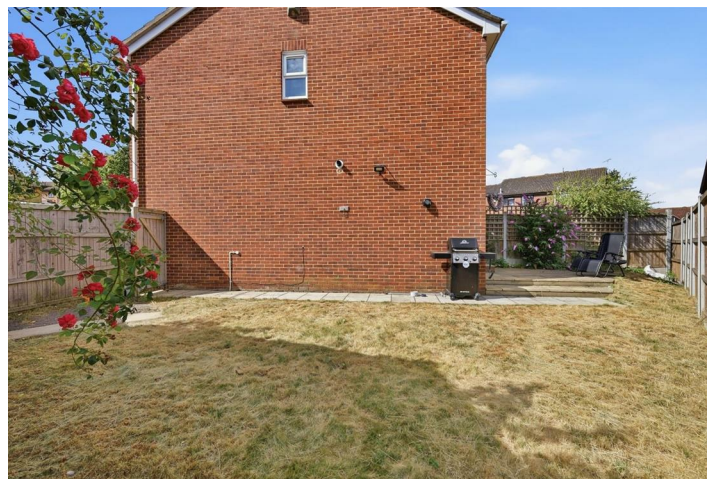
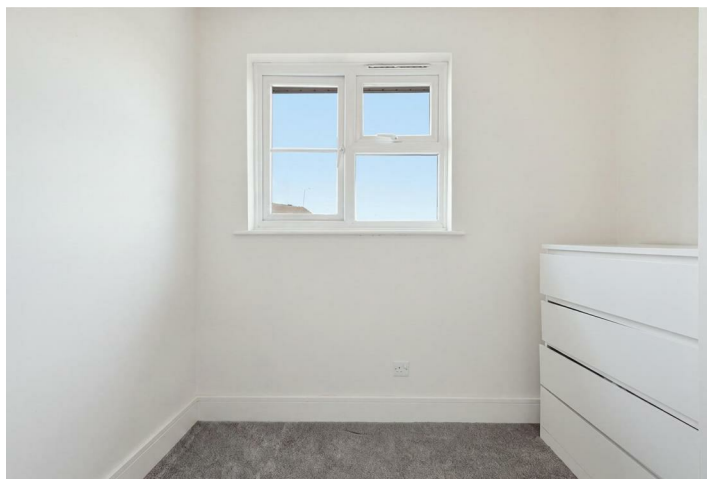
MODERN BATHROOM

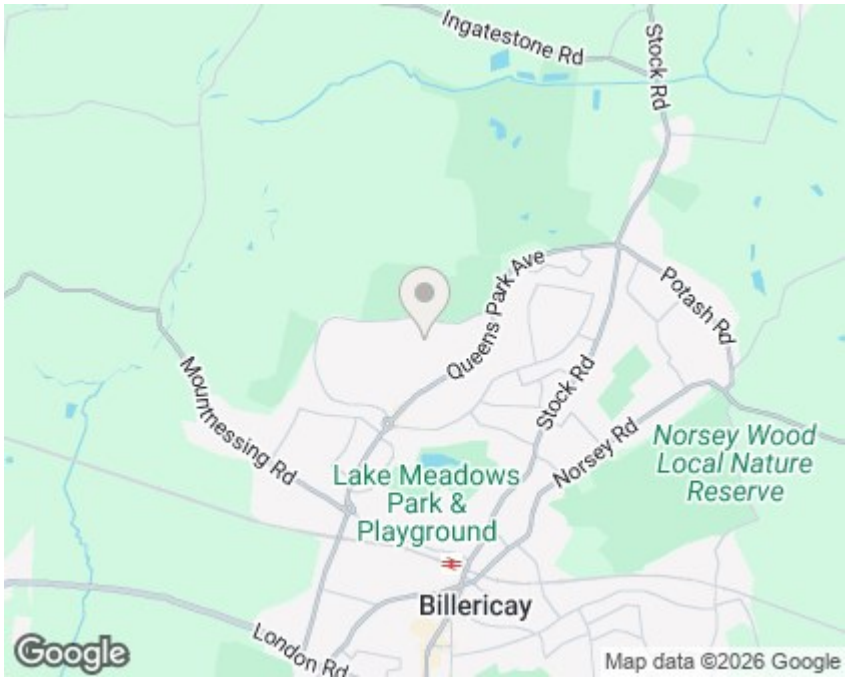
7'5 x 6'6

REAR GARDEN

WRAP AROUND & LOW MAINTENANCE, WITH SIDE GATE ACCESS

BLOCK PAVED DRIVEWAY





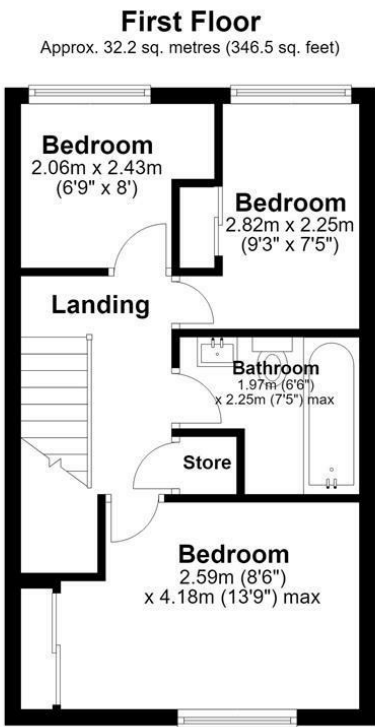
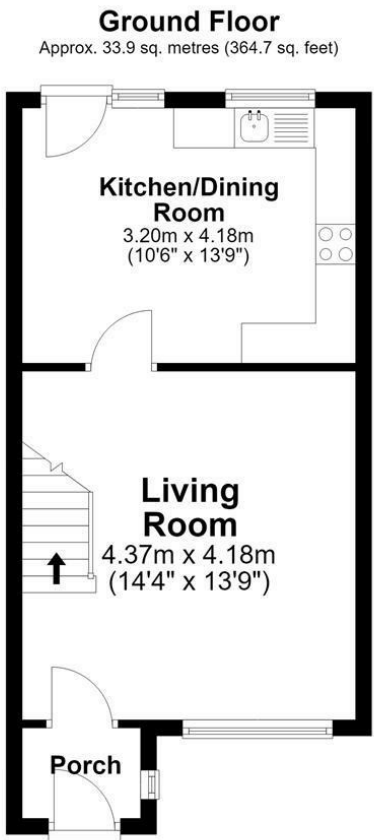
Viewings

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		87
(69-80) C	71	
(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	



Total area: approx. 66.1 sq. metres (711.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines
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