



37 Salesbury Drive, Billericay, CM11 2JH

Asking Price £385,000

- THREE BEDROOMS
- WELL PRESENTED
- GOOD SIZE BATHROOM
- LOW MAINTENANCE GARDEN
- CONVENIENT LOCATION
- TERRACED HOUSE
- FITTED KITCHEN
- GROUND FLOOR WC
- POTENTIAL TO PUT PARKING IN STP
- LIGHT BRIGHT LIVING ROOM

Well presented three-bedroom home situated in a convenient Billericay location, within easy reach of the High Street, Mainline Railway Station and local schools. The accommodation is arranged over two floors and comprises an entrance hall with ground floor cloakroom, a light and bright living room to the front featuring a bay window, and a fitted kitchen to the rear with direct access to the garden. To the first floor there are two double bedrooms, a single bedroom and a family bathroom. Externally, the property benefits from a low maintenance rear garden which has been recently re-paved, providing a neat and usable outdoor space. Whilst there is currently no off-street parking, there is potential to create a driveway to the front, subject to the necessary planning consents, as seen with neighbouring properties.



Council Tax Band: C



Entrance Hall

Downstairs W.C

Living Room
13'3 x 13'3

Kitchen
10'6 x 8'2

Landing

Bedroom One
13'9 x 9'6

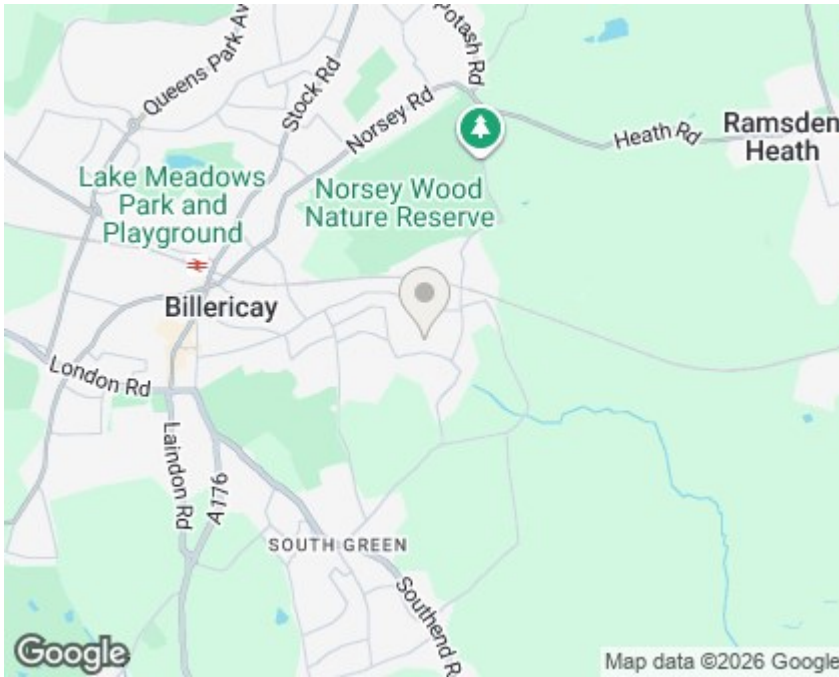
Bedroom Two
11'6 x 9'2

Bedroom Three
10'8 x 6'8

Bathroom
9 x 7'10

Garden





Viewings

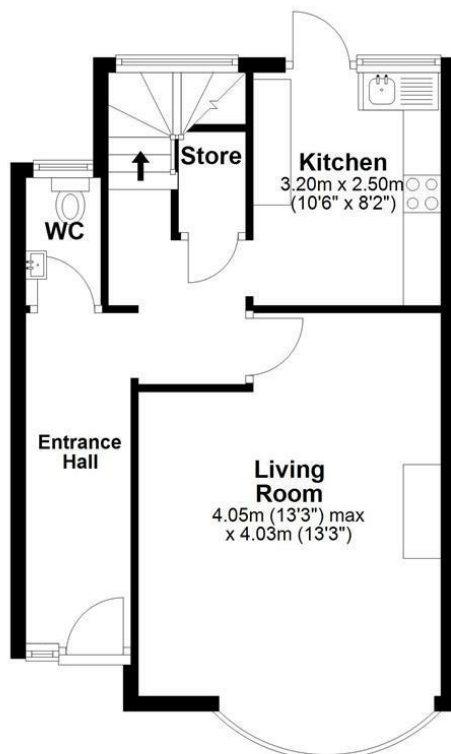
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

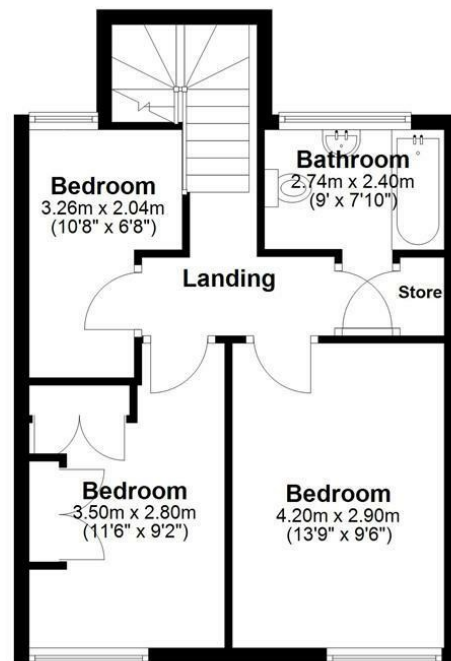
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 44.4 sq. metres (477.5 sq. feet)



First Floor
Approx. 42.2 sq. metres (454.1 sq. feet)



This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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