



121 Salesbury Drive, Billericay, CM11 2JN

Asking Price £365,000

- THREE BEDROOMS
- GOOD SIZE ACCOMMODATION
- WEST FACING GARDEN
- TWO RECEPTION ROOMS
- VERSATILE LAYOUT
- TERRACED HOUSE
- NEARBY SCHOOLS AND SHOPS
- FRONT AND REAR GARDENS
- QUIET WALKWAY POSITION
- FAR REACHING VIEWS

Offering well-proportioned and versatile accommodation throughout, this three-bedroom home provides a comfortable layout suited to a range of buyers. The ground floor features a spacious lounge, separate second reception room and a large kitchen, creating a natural flow and flexibility for both everyday living and more formal arrangements. Upstairs, there are three bedrooms, with Bedroom One being particularly generous in size, alongside a separate bathroom and W.C. The property is positioned along a walkway setting and enjoys tiered gardens to both the front and rear, with the rear garden being west facing and taking full advantage of far-reaching views, an ideal spot to enjoy the afternoon and evening sun.



Council Tax Band: C



Entrance Hall
16'3 x 8'7

Storage
5'7 x 4'4

Living Room
18'7 x 10'10

Lounge
15'8 x 8'8

Kitchen
10'5 x 10'10

Landing
9'7 x 8'1

Bedroom One
14'10 x 10'10

Bedroom Two
10'5 x 10

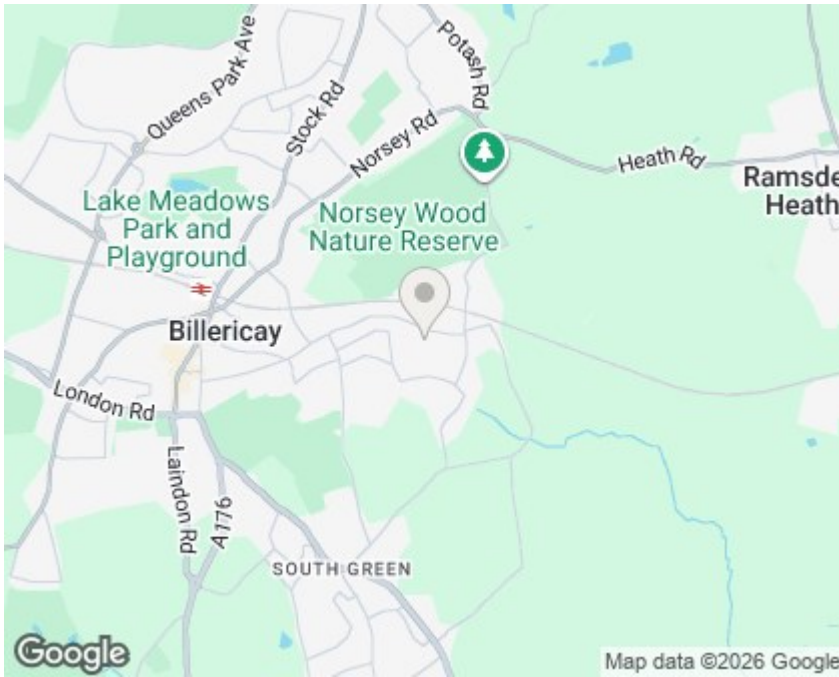
Bedroom Three
7'6 x 8'8

W.C
5'1 x 2'4

Bathroom
7'7 x 6'11

45ft Garden





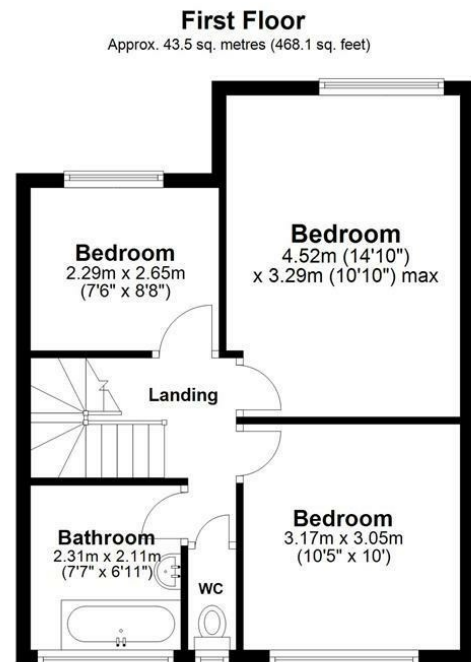
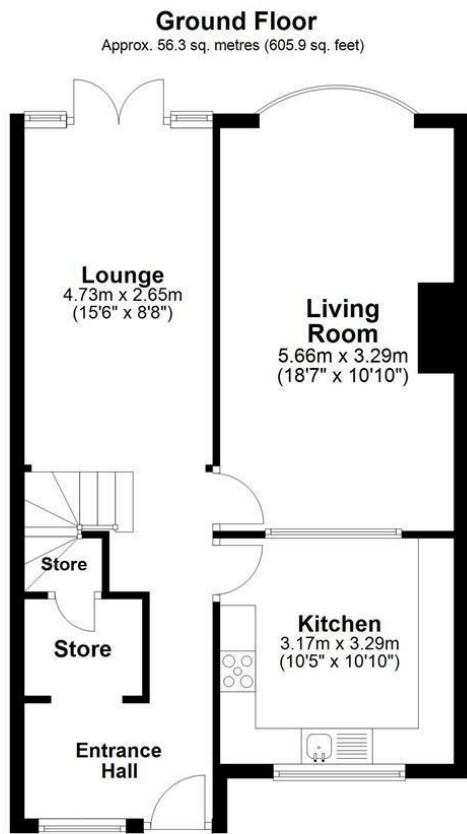
Viewings

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			
(69-80) C			78
(55-68) D		66	
(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. 99.8 sq. metres (1074.0 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

© @modephoto | www.modephoto.co.uk
Plan produced using PlanUp.

Salesbury Drive