



5 Balmoral Close, Billericay, CM11 2LL

Asking Price £415,000

- THREE BEDROOMS
- PARKING FOR 2-3 CARS
- GOOD SIZE GARDEN
- CLOSE TO LOCAL PRIMARY SCHOOL
- GOOD SIZE LOUNGE / DINER
- SEMI DETACHED HOUSE
- DETACHED GARAGE
- MODERN SHOWER ROOM
- CUL - DE - SAC LOCATION
- BACKING FIELDS

Situated within a quiet and established residential turning in Billericay, this three-bedroom semi-detached home offers well-proportioned accommodation, excellent potential for modernisation and a pleasant rear outlook across open fields beyond. The property is approached via a driveway providing off-street parking for two to three vehicles, leading to a detached garage. An entrance porch opens into the hallway, where there is a convenient ground floor cloakroom. The spacious through lounge/dining room extends the full depth of the property, creating a bright and versatile living space with views over the rear garden, whilst the adjoining kitchen offers scope for updating to suit individual tastes and requirements. Upstairs, there are three well-proportioned bedrooms, all served by a modern refitted shower room, which is the most recently updated area of the home. The rear garden is predominantly laid to patio with established shrubs and planting, providing a low-maintenance outdoor space. A rear gate gives direct access to a footpath leading through to the open fields beyond, creating an attractive setting for those who enjoy countryside walks. Conveniently positioned for local amenities, schools and road links, whilst remaining within easy reach of Billericay High Street and mainline railway station, this property represents an excellent opportunity for buyers looking to modernise and create a home to their own specification in a sought-after location.



Council Tax Band: C



Entrance Hall

W.C

Living Room

13'7 x 11'6

Dining Room

10'10 x 9'2

Kitchen

10'10 x 8'2

Bedroom One

11'6 x 11'3

Bedroom Two

11'6 x 11'2

Bedroom Three

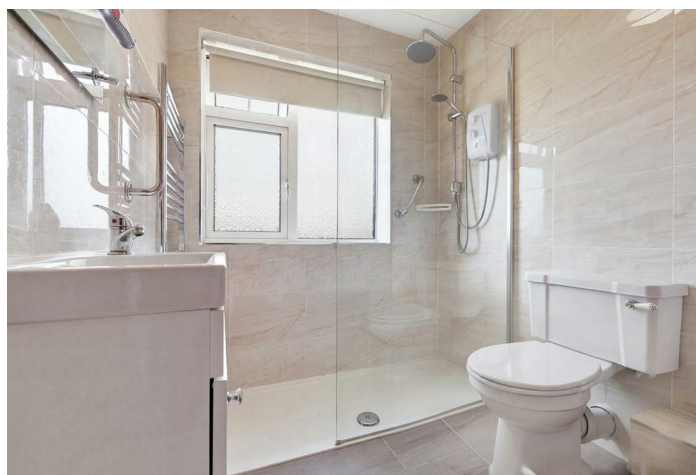
8'2 x 7'10

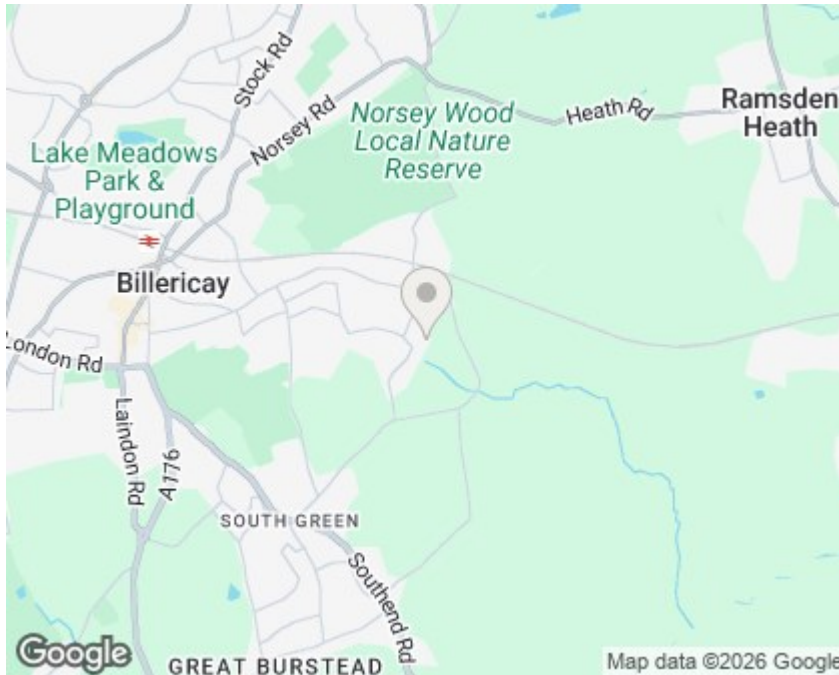
Bathroom

7'7 x 5'11

Garage

16'5 x 8'2





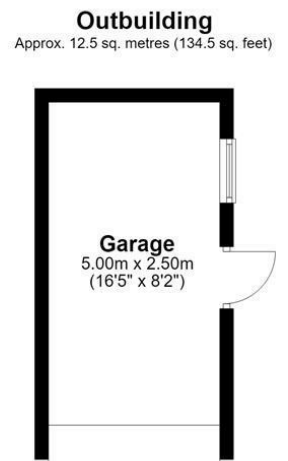
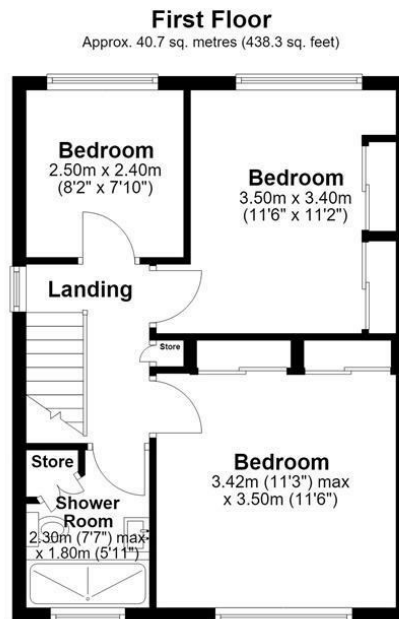
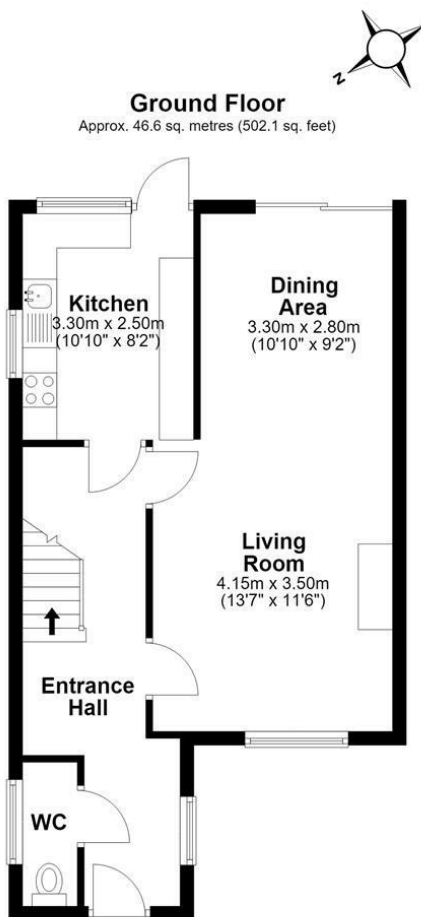
Viewings

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		76
(55-68) D	63	
(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. 99.9 sq. metres (1074.9 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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