



## 11 Arundel Close, Billericay, CM12 0FN

Offers In Excess Of £400,000

- Two Double Bedrooms
- Sought after Location
- Modern Shower Room
- Well Presented Throughout
- Parking for Two Cars
- Mid Terraced House
- Open Plan Kitchen / Diner
- Downstairs W.C
- No Onward Chain
- Garage

Within easy walking distance to Billericay's Hight Street and Mainline Railway station and tucked away within a popular development, is this well-presented two bedroom mid-terrace home, offered for sale with no onward chain. Conveniently positioned for local amenities and transport links, the property is ideal for first time buyers or those looking to downsize. Recently redecorated throughout, with new flooring and carpets fitted, the property is ready for a buyer to move straight in. The accommodation begins with an entrance hall, with a ground floor cloakroom. To the rear of the property is the open plan kitchen/lounge/dining room. The kitchen is fitted with a range of modern high gloss wall and base units, incorporating an oven, hob and extractor hood, together with a breakfast bar providing additional worktop space and seating. The lounge enjoys views over the rear garden and benefits from French doors opening onto the patio, together with an understairs storage cupboard. To the first floor are two double bedrooms, both served by a modern shower room, fitted with a walk-in shower, vanity wash hand basin and W.C. There is also a useful storage cupboard located on the landing. Externally, the rear garden commences with a patio area, with the remainder laid to lawn. Adjacent to the property is a detached garage, with a driveway in front providing off-road parking for two vehicles. With well presented accommodation throughout, a private rear garden, detached garage and driveway parking for two vehicles, this is an ideal home for first-time buyers, downsizers or anyone looking to move straight in.



Council Tax Band: C



Entrance Hall

Downstairs W.C

Kitchen

10'3 x 8'8

Lounge / Dining Room

15'4 x 12'

Bedroom One

12 x 12

Bedroom Two

12' x 8'9

Bathroom

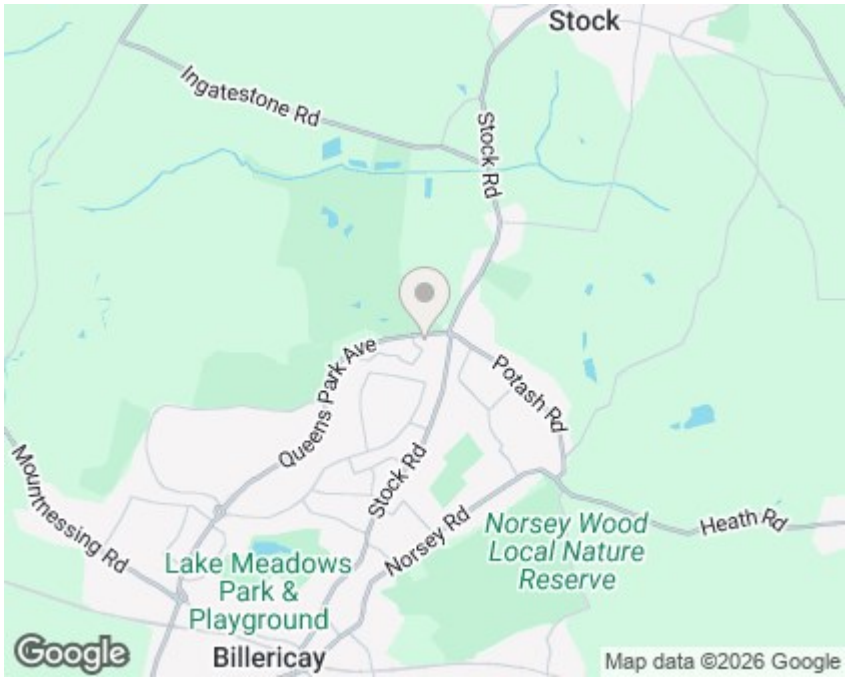
6'6 x 6

Garage

Garage

17'4 x 8'6





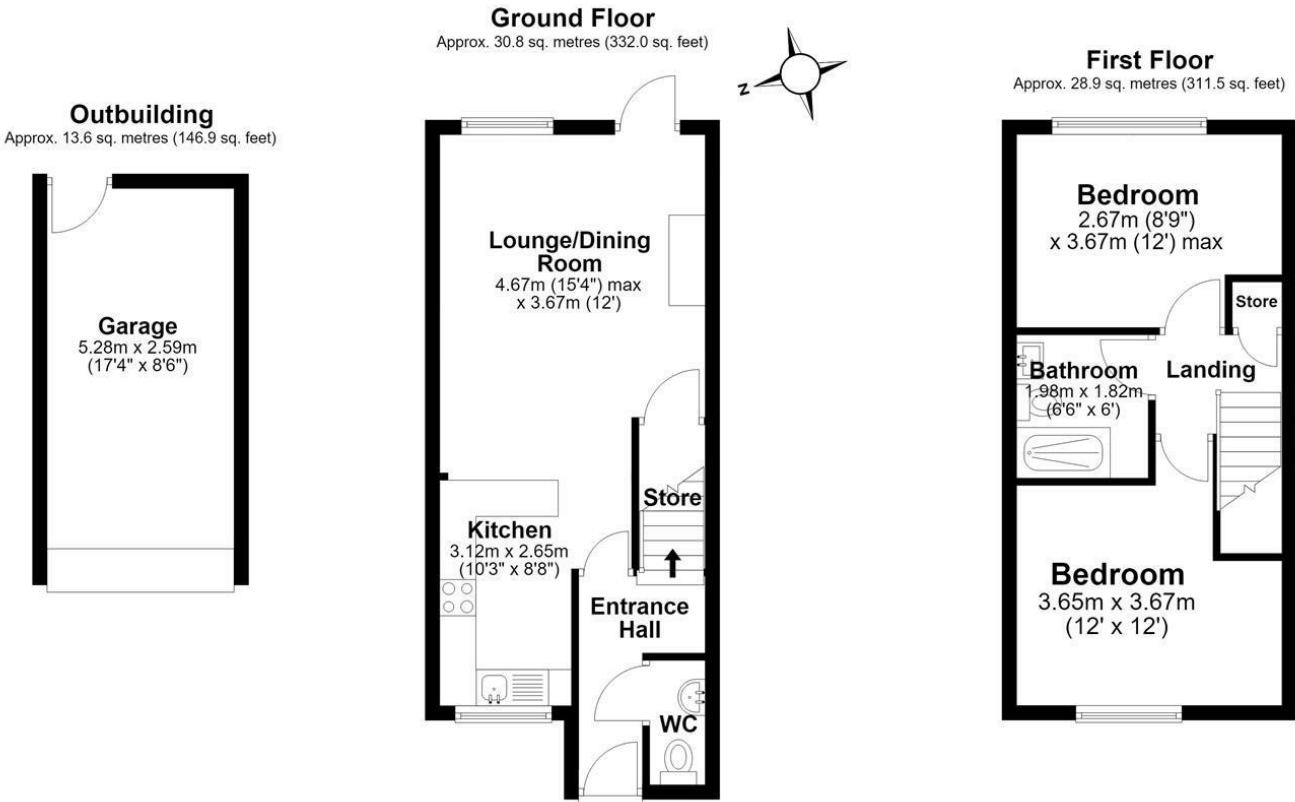
## Viewings

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) <b>A</b>                          |         | 92                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 77      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Total area: approx. 73.4 sq. metres (790.4 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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**Arundel Close**