



**9 Newlands Road, Billericay, CM12 0QE**

**Offers In Excess Of £425,000**

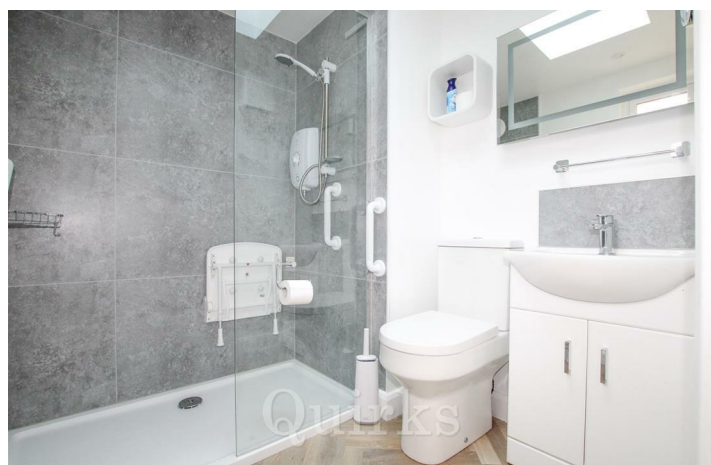
- NO ONWARD CHAIN
- SEMI DETACHED HOUSE
- NEWLY CONSTRUCTED SHOWER ROOM
- SEPARATE GARAGE
- CLOSE TO LOCAL SCHOOLS
- THREE BEDROOMS
- SPACIOUS LOUNGE DINER
- TWO BATHROOMS
- SOUGHT AFTER LOCATION
- OFF STREET PARKING



Situated in the highly sought-after area of North Billericay, within walking distance of the well-regarded Buttsbury and Mayflower Schools, is this three-bedroom semi-detached home. The property requires modernisation throughout, apart from a recently refurbished, contemporary ground-floor shower room. The first floor offers two spacious double bedrooms as well as a well-proportioned third bedroom and an additional shower room. Externally, the property features a rear garden, a separate garage with an up and over door and a block-paved driveway at the front, providing off-road parking. Local amenities, including convenience shops, bus routes, and Lake Meadows Recreational Park, are all within easy reach. Being offered with the benefit of no onward chain, this property provides a fantastic opportunity for those looking to modernise and create their ideal family home in a highly desirable location.



Council Tax Band: D





### Entrance Hall

11'4 x 6'6

### Lounge / Diner

22'0" x 10'7" > 9'8

### Kitchen

10'8 x 7'9

### Utility Space

7'7 x 3'0

### Downstairs Shower Room

6'3" x 5'8" > 5'4

### Landing

8'3 x 6'1

### Bedroom One

11'8" x 11'1" > 9'1"

### Bedroom Two

10'7 x 9'5

### Bedroom Three

7'6" x 8'2" > 5'1

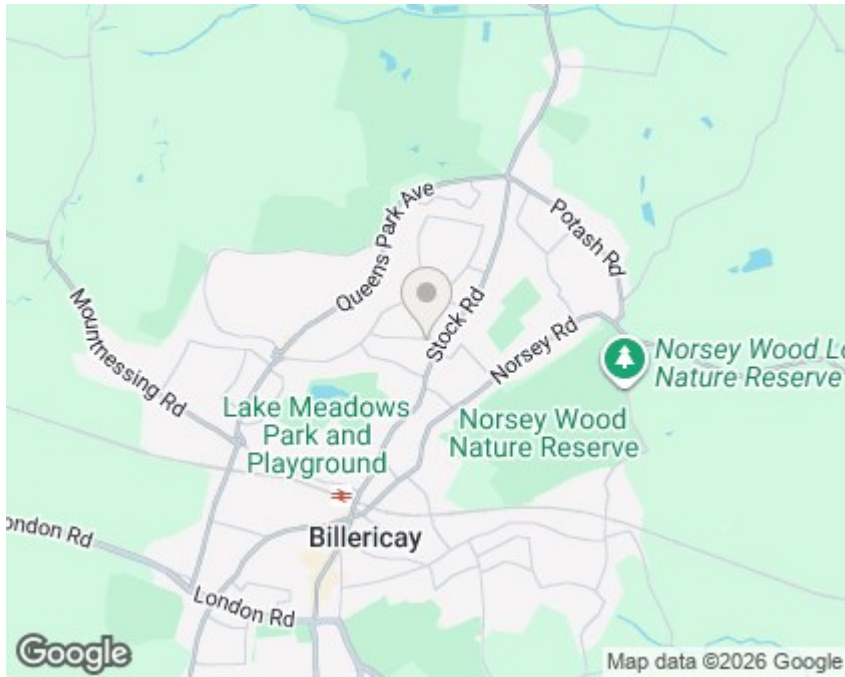
### Shower Room

6'0 x 5'3

### Garden

36 x 15'5





## Viewings

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

## EPC Rating:

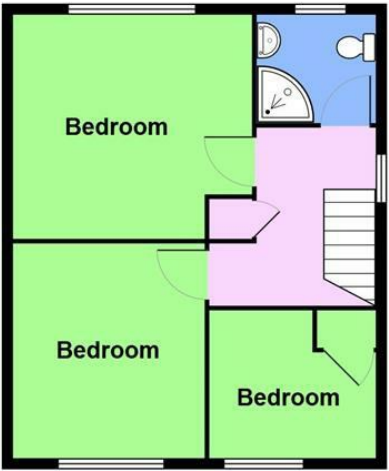
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Ground Floor**  
Area: 44.6 m<sup>2</sup> ... 481 ft<sup>2</sup>



**1st Floor**  
Area: 37.3 m<sup>2</sup> ... 401 ft<sup>2</sup>



**Total Area: 81.9 m<sup>2</sup> ... 882 ft<sup>2</sup>**

Whilst every effort has been made to ensure accuracy, measurements of doors, windows and other items are approximate and no responsibility is taken for any error, omission or mis statement. This plan is for illustrative purposes and so only be used as such.