



215a Stock Road, Billericay, CM12 0SE

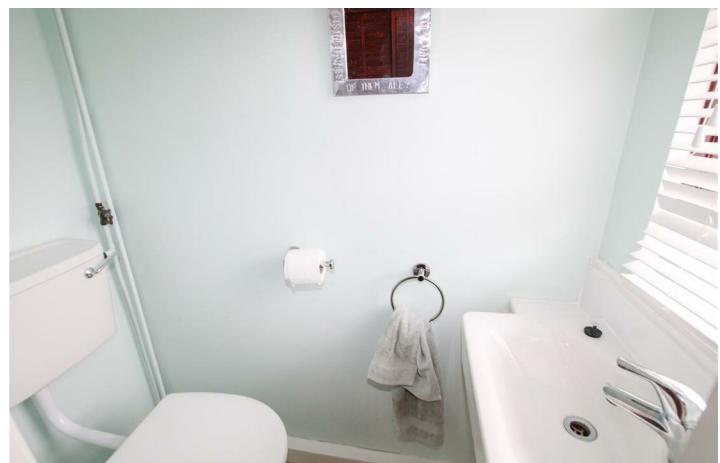
Guide Price £485,000

- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- TWO RECEPTION ROOMS
- DOUBLE BEDROOMS
- BUTTSBURY AND MAYFLOWER CATCHMENT
- SEMI DETACHED
- NO ONWARD CHAIN
- INTEGRAL GARAGE
- LOW MAINTENANCE
- PARKING FOR 3 CARS

* NO ONWARD CHAIN * Located on one of Billericay's most sought-after roads, this three-bedroom semi-detached home offers a fantastic opportunity for buyers looking to modernise and create their dream property. The ground floor features a welcoming entrance hall, a generously sized lounge/diner leading to a bright conservatory overlooking the west-facing rear garden (approximately 40ft), a fitted kitchen, and a separate study - perfect for home working. There is also a ground-floor cloakroom and access to the integral garage. Upstairs, the property offers three good-sized bedrooms - all with built-in wardrobes - and a modern family bathroom that has been refitted relatively recently. The landing also benefits from a large, spacious airing cupboard providing excellent storage. Externally, the home enjoys a private, well-established west-facing garden with mature planting, gravel pathways, and feature borders - ideal for those seeking an unoverlooked low-maintenance outdoor space. A private driveway provides off-street parking for three cars. The property is currently heated via a warm air heating system, which has been recently replaced and will benefit from a warranty. While the property does require modernisation, it presents an exciting opportunity to add value and tailor the space to personal taste. Situated within the catchment areas for the highly regarded Buttsbury Junior School and Mayflower High School, and within easy reach of Billericay High Street and train station, this home combines excellent potential with an unbeatable location.



Council Tax Band: E



Entrance Hall	Bedroom One
19'3 x 10'4	1'0 x 11'5
Downstairs W.C	Bedroom Two
Study	10'9 x 11'5
8'0 x 7'9	Bedroom Three
Lounge / Diner	11'4 x 10'6
19'6 x 13'8	Bathroom
Conservatory	8'3 x 8'0
12'5 x 9'6	Garage
Kitchen	19'9 x 8'4
13'5 x 9'11	Garden
Landing	Parking for 3 cars
9'9 x 2'9	





Viewings

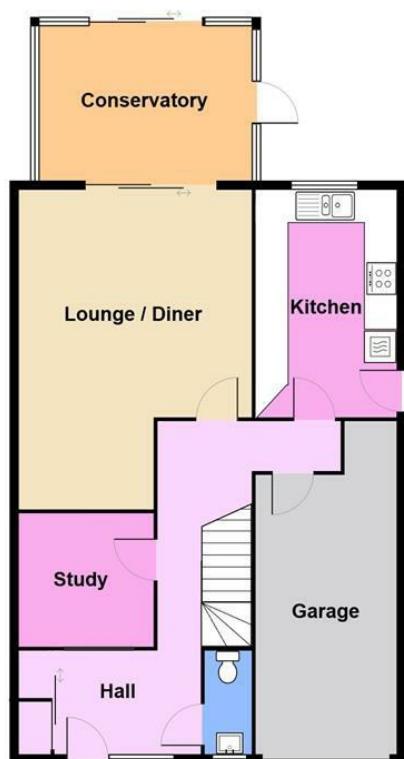
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	77
EU Directive 2002/91/EC			

Ground Floor
Area: 82.5 m² ... 888 ft²



1st Floor
Area: 47.9 m² ... 516 ft²



AIW Energy Assessors Limited
Energy Performance Certificates / Floor Plans
T: 01245 445279 | 07787 438691 | E: enquiries@aiw-energy.com

Total Area: 130.4 m² ... 1404 ft²

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 misstatement. This plan is for illustrative purposes and so only be used as such.