



11 Brandon Close, Billericay, CM12 0YY

Offers In Excess Of £360,000

- IMMACULATELY PRESENTED
- TWO PARKING SPACES
- MODERN REFITTED BATHROOM
- KITCHEN / DINER
- BEDROOM ONE WITH BUILT-IN STORAGE
- LANDSCAPED FRONT & REAR GARDENS
- IDEAL FIRST TIME PURCHASE
- SOUGHT AFTER CUL-DE-SAC LOCATION
- UPVC DOUBLE GLAZING
- EARLY VIEWING ADVISED

Situated in a highly sought after cul-de-sac location, is this modern and immaculately presented two bedroom terraced house. Making an ideal first time purchase or for downsizers, with low maintenance and landscaped front & rear gardens, well suited for entertaining, there is also gated rear access, a storage shed and two allocated tandem parking spaces. Internally the property has the advantage of an entrance porch, living room with built-in storage cupboard and modern kitchen / diner with integrated appliances and garden access.. The first floor landing leads to two spacious bedrooms, there is an airing cupboard housing the hot water cylinder and loft access, bedroom one has a built-in double wardrobe for storage. The bathroom has been refitted with a fully tiled, modern white suite including bath with rainfall shower above and chrome heated towel rail. In addition there is replacement UPVC double glazed windows and external doors, future proofing this house for years to come. This property is nestled in a quiet turning in the Queens Park area and is within walking distance of parks, convenience shops and schools.



Council Tax Band: C



ENTRANCE HALLWAY

LIVING ROOM

16'1 x 10'6

KITCHEN / DINER

14'5 x 9'1

FIRST FLOOR LANDING

BEDROOM ONE

12'7 x 10'9

BEDROOM TWO

12'7 x 7'10

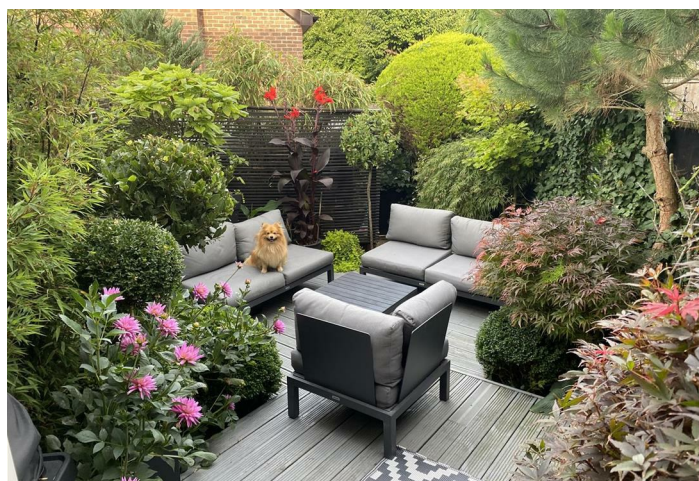
MODERN BATHROOM

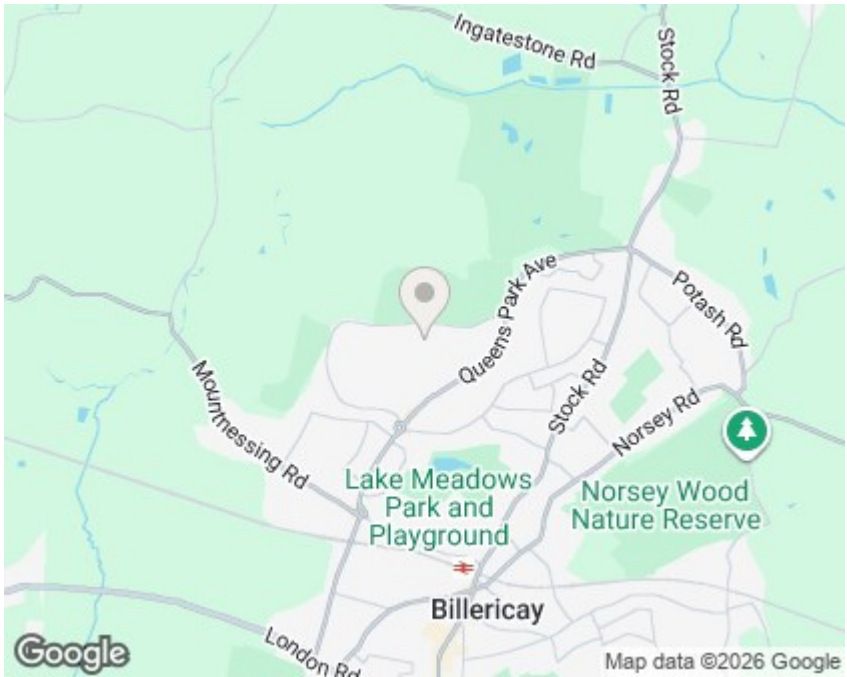
6'3 x 6'3

ALLOCATED PARKING FOR TWO CARS

LANDSCAPED FRONT & REAR GARDENS

CUL-DE-SAC LOCATION





Viewings

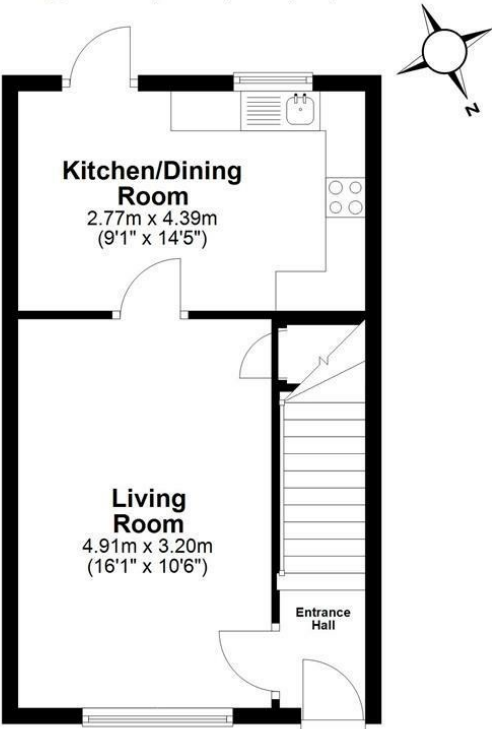
Viewings by arrangement only. Call 01277 626 541 to make an appointment.

EPC Rating:

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	EU Directive 2002/91/EC	

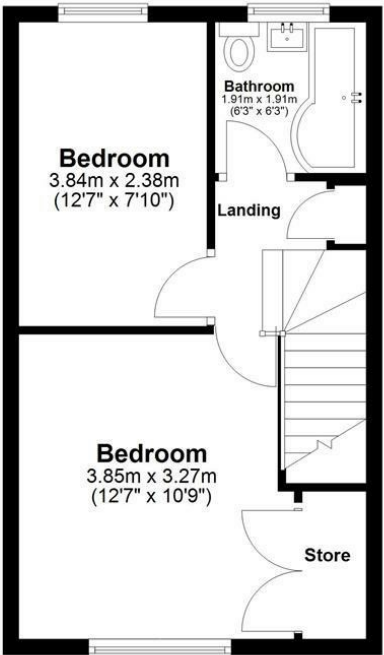
Ground Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.5 sq. feet)



Total area: approx. 68.3 sq. metres (734.9 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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