

Beresfords | Est 1968



Beresfords

Offers in Excess of £230,000

Freehold | 1 Bed | 1 Bath | House | End of Terrace | Council Tax Band B | EPC D | Ref BIS260066

Western Road Billericay CM12 9DY

Charming one-bedroom end-of-terrace cottage-style property with a modern interior. Featuring two versatile reception rooms, this well-presented home offers comfortable living in a highly convenient location, just moments from the High Street and railway station. Ideal for first-time buyers or investors.

- Attractive end-of-terrace cottage
- Beautifully presented modern interior
 - One spacious double bedroom
 - Two versatile reception rooms
 - Stylish fitted kitchen
 - Modern bathroom suite
- Character with contemporary finish
- Private low-maintenance rear garden
- Moments from High Street amenities
- Conveniently located for the station



Scan the QR code for full details and key information on this property.





Beresfords



Beresfords



Beresfords



Beresfords

Beresfords - Billericay Sales

Beresfords Residential
129 High Street
Billericay
Essex
CM12 9AH

T: 01277 626 262

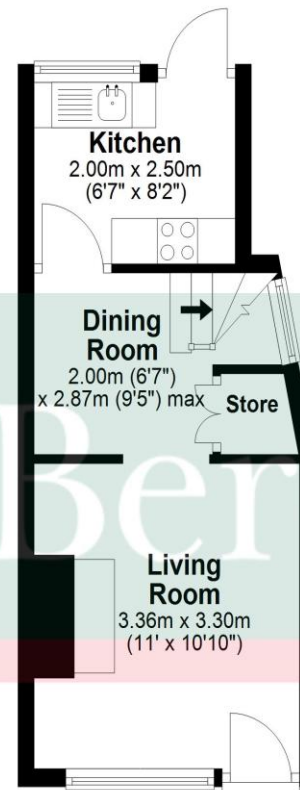
E: billericaysalesdept@beresfords.co.uk

www.beresfords.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

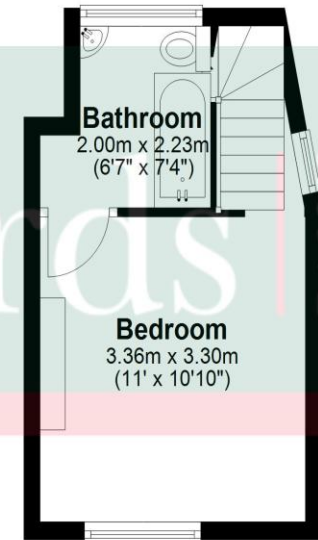
Ground Floor

Approx. 22.8 sq. metres (245.7 sq. feet)



First Floor

Approx. 17.3 sq. metres (186.5 sq. feet)



Total area: approx. 40.2 sq. metres (432.2 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.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.□

Western Road

Our established contacts mean that we can recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £250 from the company we recommend.

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: Every effort has been made to ensure that consumers and or businesses are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller or landlord, therefore the buyer or tenant must assume the information given is incorrect. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer or tenant must assume information is incorrect until it has been verified by their own solicitors or other advisers. Nothing concerning the type of construction, condition of the structure or its surroundings is to be implied from any image of the property