



## Portman Drive, BILLERICAY

£395,000

NO ONWARD CHAIN!! This semi-detached property is in good condition and is ideal for first-time buyers/investors. It offers a comfortable living space with one reception room featuring a stylish panelled feature wall. The property also comprises a kitchen with dining space, perfect for enjoying meals with family or friends. With two bedrooms, the main bedroom is a spacious double with built-in wardrobes providing ample storage space. Located on a quiet cul-de-sac, this property benefits from off-street parking. Situated on the sought-after North side of Billericay, it is in close proximity to Stock Brook Manor Golf Club, Lake Meadows Park, local shops, and Billericay mainline train station with routes to London Liverpool Street. This well-presented home offers a great opportunity for those looking for a comfortable and convenient property in a desirable location. Don't miss out on the chance to own this charming home in Billericay. Contact us today to arrange a viewing and make this property your own.

- NO ONWARD CHAIN
- TWO BEDROOMS
- SEMI DETACHED HOUSE
- OFF STREET PARKING
- FREEHOLD
- COUNCIL TAX - BAND C
- EPC - D



## GROUND FLOOR

### ENTRANCE

Steps leading to porch via front door, double glazed opaque door leading to lounge.

### LOUNGE

14' 2" x 12' 9" (4.32m x 3.89m) Max

Double glazed window to front, radiator, spotlight to ceiling, laminate flooring, stairs leading to first floor, panelled feature wall, cupboard housing meters, fuse board, wall mounted thermostat, power points.



### KITCHEN/DINER

12' 10" x 10' 2" (3.91m x 3.10m) Max

Range of eye and base units, rolled edge worktops, cupboard housing boiler, double glazed window to rear, ceramic sink with drainer, mixer taps, integrated slimline dishwasher, integrated washing machine, gas oven with gas hob, extractor hood over, laminate flooring, part tiled walls, double glazed door leading to garden.



## FIRST FLOOR

### BEDROOM ONE

12' 9" x 10' 3" (3.89m x 3.12m) Max

Double glazed window to front, radiator, fitted wardrobes, panelled feature wall, cupboard housing water cylinder, carpet to floor, power points.



## BEDROOM TWO

12' 11" x 7' 10" (3.94m x 2.39m) Max

Double glazed window to rear, radiator, mirrored fitted wardrobe, laminate flooring, power points.



## FIRST FLOOR SHOWER ROOM

Walk-in shower, WC, sink with storage under, mixer taps, spotlights to ceiling, extractor fan, opaque double glazed window to side, part tiled walls, laminate flooring.



## EXTERIOR

### FRONT GARDEN

Providing off street parking, side gate to garden.

### REAR GARDEN


South-east facing, approx 32', paved patio area, water tap, remainder mainly laid to lawn.



## AGENTS NOTE

Our established contacts mean that we are able to recommend professional local conveyancers to buyers. If we do, we may receive a referral fee of up to £300 from the company we recommend.

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

### What's Next?

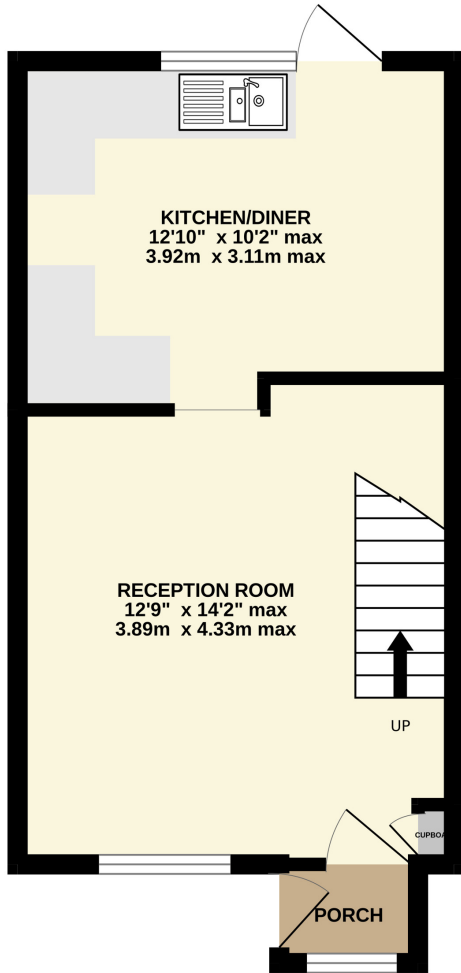
If you would like to view or make an offer please contact Payne & Co on 020 8518 3000

### Disclaimer

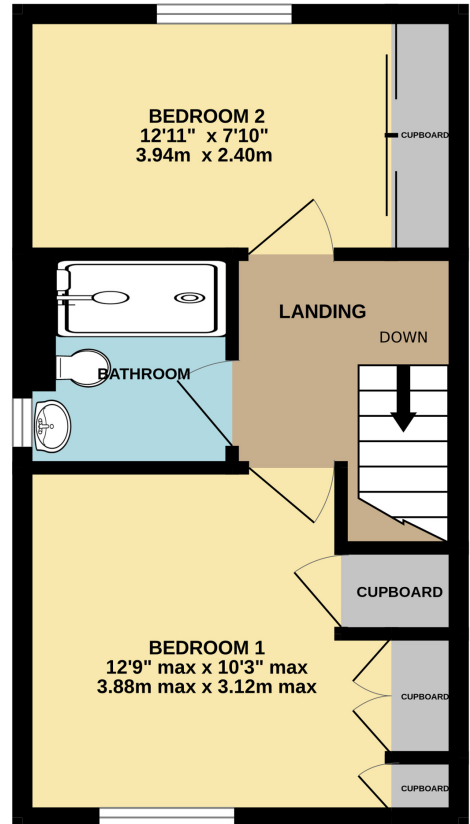
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GROUND FLOOR  
312 sq.ft. (28.9 sq.m.) approx.



1ST FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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