



Western Road | Billericay | OFFERS IN EXCESS OF £250,000



# Western Road

Billericay | Essex | CM12 9DY

LOCATION LOCATION LOCATION !!!

The Property Specialists of Billericay are delighted to offer for sale this beautifully presented one double bedroom end of terrace cottage that is located in a sought after road, within a short stroll of both Billericay High Street and station with it's routes to London Liverpool Street.

On entering the property you are greeted by fantastic size living room with storage either side of the feature fireplace with cosy flame effect gas fire. The kitchen is located to the rear which benefits from a range of white shaker style fitted units and free standing appliances, which include a dishwasher , fridge freezer, washing machine and free standing oven.

On the first floor there is a large open plan bedroom with ample space for wardrobe furniture and a built in cupboard housing the combination boiler, then a door leading to an en-suite shower room. This en-suite room has a good size shower complete with wash hand basin and toilet.

Outside the property is railings to the front and there is access to the side with side gate leading to the garden. The rear garden is low maintenance with a timber small outbuilding to the rear with power and lighting.

Viewing is strictly through The Property Specialists on 0 1 2 7 7 6 5 4 4 4 6.



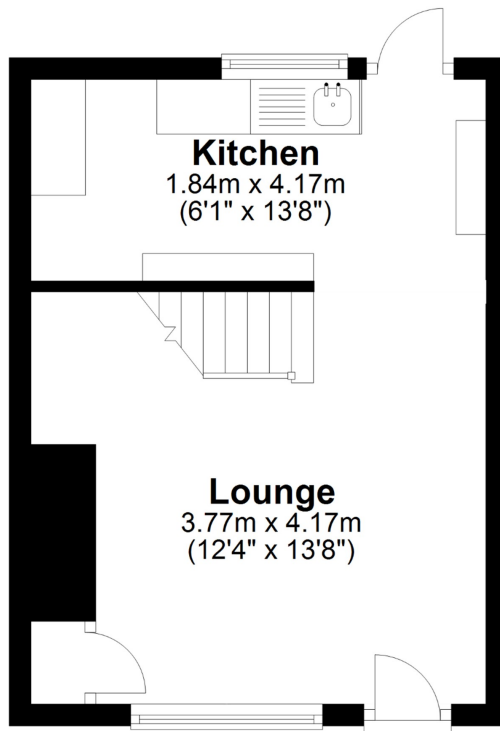


- Beautiful End Of Terrace Cottage
- Prime Location Close To Both The High Street And Station
- Cottage Style Kitchen With A Range Of Fitted Units And Appliances
- Fantastic Living Room with Feature Fireplace and GAS Real Flame Effect Fire
- Spacious Double Bedroom with Ample Wardrobe Space
- Three Piece Shower Room With Shower Cubicle
- Attractive Rear Garden
- Ideal Investment / First Time Purchase
- Double Glazed Windows
- Gas Central Heating Combination Boiler
- Brand New Carpets





## Ground Floor

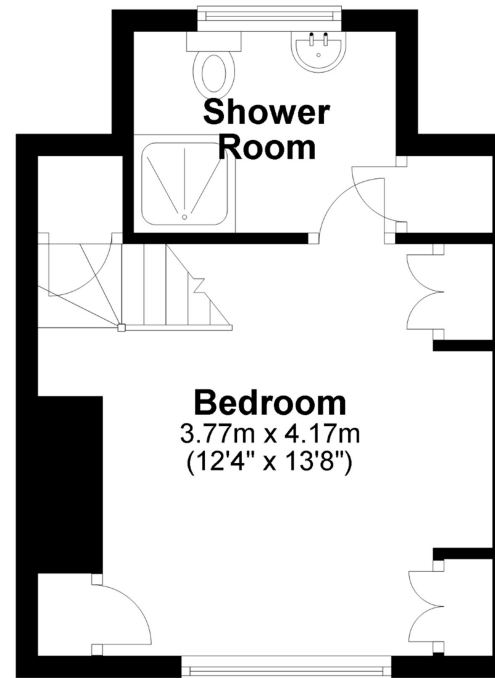


**APPROX INTERNAL FLOOR AREA  
46 SQ M 491 SQ FT**

This plan is for layout guidance only and is  
**NOT TO SCALE**

Whilst every care is taken in the preparation  
of this plan, please check all dimensions,  
shapes & compass bearings before making  
any decisions reliant upon them.  
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## First Floor



Viewing strictly by appointment with The Property Specialists



Making Moving Home  
**Less Stressful**

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