



Ricketts Drive | Billericay | Guide Price £425,000





# Ricketts Drive

Billericay | Essex | CM12 0HH

GUIDE PRICE £425,000 - £450,000

CASH BUYERS ONLY !!! IDEAL DEVELOPMENT / INVESTMENT OPPORTUNITY.

Located within a short walk of Billericay High Street, railway station and local shops, is this deceptively spacious three bedroom chalet property which is in need of complete modernisation. The reason we are suggesting is to be cash buyers only is that the property has spray foam insulation and there are a lot of lenders that will not lend on it until this is removed.

Internally the property has two ground floor bedrooms and a first floor bedroom with ample loft storage. There is a good size square shape kitchen with a range of fitted units and this room opens up to a double glazed conservatory which a lot of people would now knock down. The living room has been extended to the rear to provide a dining area and the whole back of the bungalow could be easily extended under permitted development rights.

Outside there is a shared drive leading to a detached garage which has had an L shaped extension to the rear and there is potential to pave the area to the front.

To arrange a viewing please call The Property Specialists on 0 1 2 7 7 6 5 4 4 4 6 .

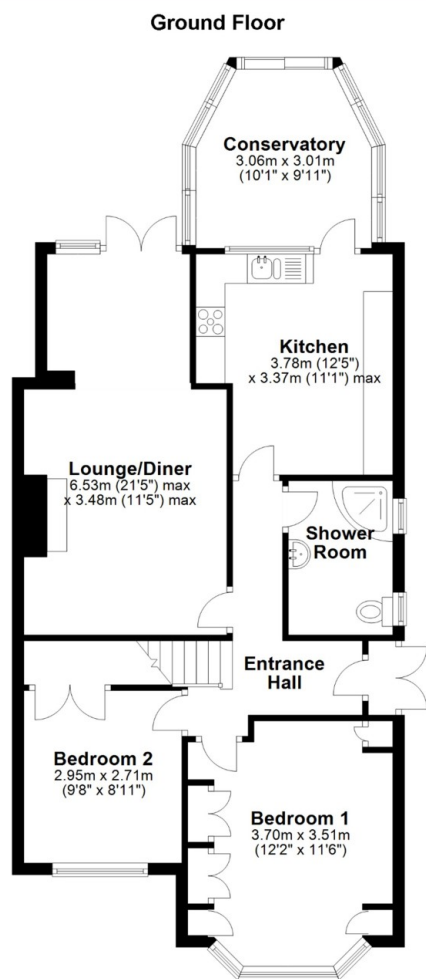






- GUIDE PRICE £425,000 - £450,000
- IN NEED OF COMPLETE MODERNISATION
- CASH BUYERS ONLY
- semi Detached Bungalow
- Ground Floor Bathroom W/C
- Three Bedrooms ( Two Ground Floor Bedrooms)
- Loft Room / Bedroom Three
- Lounge With Rear Extension
- Kitchen And Double Glazed Conservatory
- No Onward Chain
- Detached Garage And Attached Work Shed

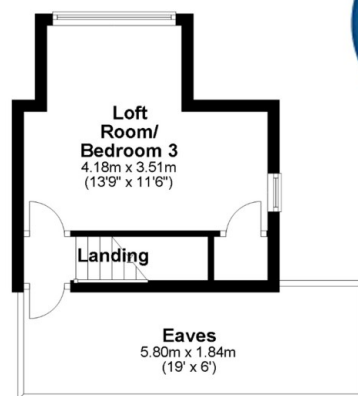




**APPROX INTERNAL FLOOR AREA**  
**95 SQ M 1017 SQ FT**  
**EXCLUDING EAVES**

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**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>52</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Viewing strictly by appointment with The Property Specialists



Making Moving Home  
**Less Stressful**

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