



Glanmire | Billericay | £385,000





# Glanmire

Billericay | Essex | CM11 1DU

Located on the popular North side of Billericay, close to Buttsbury Primary school and Mayflower Tech school is this deceptively spacious three-bedroom end of terrace home, which has the benefit of no onward chain.

The property has a spacious entrance hallway, a large living room to the front with feature fireplace and a fitted kitchen with open plan dining area which is great for entertaining. In addition, the property has been extended to the rear providing good-size double-glazed conservatory with electric underfloor heating.

On the first floor there are three good size bedrooms and a large family bathroom with three-piece suite including shower over the bath. The master bedroom benefits from fitted wardrobes and the second bedroom has built in cupboards.

Outside the property there is a small front garden along with an easy to look after low maintenance rear garden with Astro turfed lawn. This property has the benefit of a garage in block almost opposite with parking to the front.

An internal viewing is strongly advised to fully appreciate the size and space on offer.



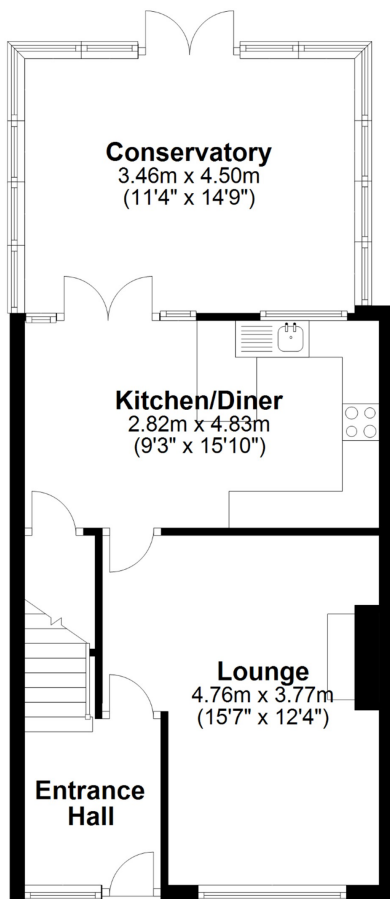




- NO ONWARD CHAIN
- Buttsbury Primary School Catchment
- Close To Mayflower School
- End Of Terraced House
- Living Room With Feature Fireplace
- Spacious Entrance Hall
- Three Bedrooms
- Open Plan Kitchen To Dining Room
- Garage In A Block Almost Directly Opposite
- Large Family Bathroom
- Good Size Double Glazed Conservatory
- offers Huge Potential



## Ground Floor



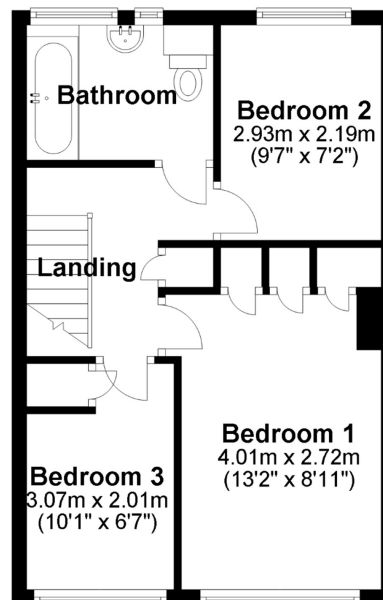
**APPROX INTERNAL FLOOR AREA**  
**90 SQ M 961 SQ FT**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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



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