



NO ONWARD CHAIN! Bear Estate Agents are thrilled to bring to the market this THREE BEDROOM, END TERRACED house. Located in the highly sought after area of Billericay, Salesbury Drive is just 1.1 miles from Billericay High Street and Railway Station, which connects London Liverpool Street on the reliable Greater Anglia Rail Service. Salesbury Drive is also within close proximity to the highly regarded Norsey Wood Nature Reserve as well as local shops and schools.

- NO ONWARD CHAIN!
- Lounge (16'0 x 13'5 Max)
- Bedroom 1 (14'0 x 9'5 Max)
- Bedroom 3 (10'6 x 7'4 Max)
- Close Proximity to Billericay Railway Station
- Driveway Parking
- Kitchen (10'5 x 8'1)
- Bedroom 2 (13'11 x 9'4 Max)
- Downstairs W/C
- Ample Storage Space

Salesbury Drive

Billericay

£350,000

Offers Over



Salesbury Drive



Internally, you are greeted by the entrance hall, which is host to the downstairs w/c. The Kitchen is a great size, measuring 10'5 x 8'1 and has an abundance of worktop and cupboard space as well as access to the garden. The Lounge measures 16'0 x 13'5 at its maximum and is host to a large, west-facing bay window which floods the room with natural light throughout the day.

The first floor commences with the hallway which helpfully connects all rooms. Bedroom 1 is a lovely sized room, 14'0 x 9'5 at its maximum, enabling it to host a double bed and wardrobes comfortably. Bedroom 2 is an equally good size, 13'11 x 9'4 max, and is host to a large storage cupboard which could be utilised as a fitted wardrobe. Bedroom 3 is also a good size, measuring 10'6 x 7'4 at its maximum. The first floor is completed by the w/c and bathroom, which hosts a sink and shower-over-bath.

Externally, this home has a 50ft garden, driveway parking for two cars and on-street parking for any visitors.

Council Tax Band: C (£1908.72)

AML Checks - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

NO ONWARD CHAIN!

Driveway Parking

Lounge (16'0 x 13'5 Max)

Kitchen (10'5 x 8'1)

Bedroom 1 (14'0 x 9'5 Max)

Bedroom 2 (13'11 x 9'4 Max)

Bedroom 3 (10'6 x 7'4 Max)

Downstairs W/C

Close Proximity to Billericay Railway Station

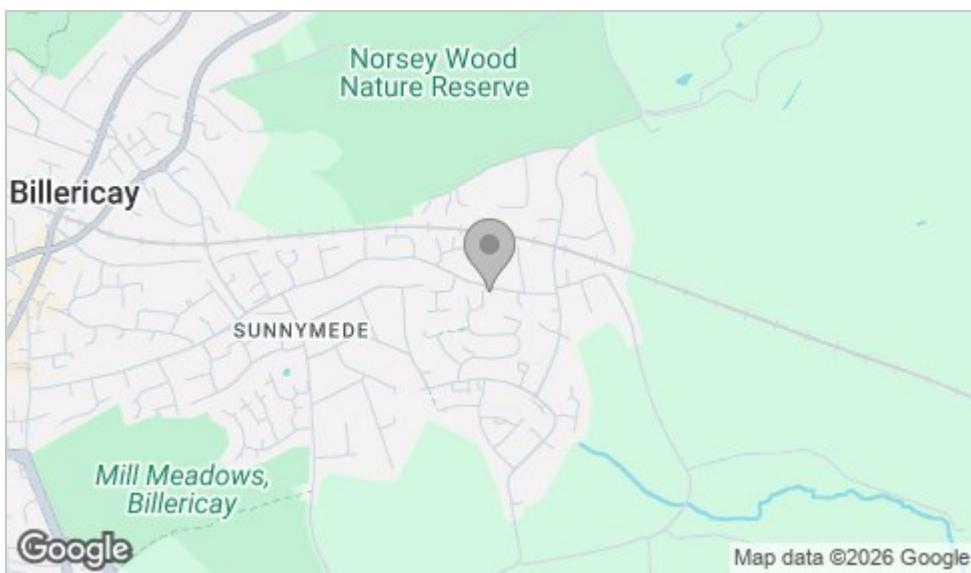
Ample Storage Space



Floor Plan



Area Map



Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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