

13 Sun Street, Billericay CM12 9LW

Offers In Excess Of £325,000

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13 Sun Street
Billericay CM12 9LW
Offers In Excess Of
£395,000

SOLD BY ASHTON WHITE Located in central Billericay, just off of the High Street is this beautifully presented two bedroom Victorian style cottage. This charming property offers many character features which includes; hardwood flooring and cottage style oak internal doors, wood burning stove and double glazed sash style windows. The ground floor accommodation comprises an open-plan lounge/dining room with a feature red brick fireplace, flagstone hearth and wood burning stove. Stairs rise to the first floor with a built-in storage cupboard under and space in the dining area for a table and chairs. To the rear is the comprehensively fitted kitchen with an oak stable style door out to the garden, white gloss units and contrasting wood block worktops and integrated oven, hob and cooker hood. The room is lit by 2 skylight windows with a door giving access to the ground floor bathroom fitted with a modern white suite, including a rain head shower over the bath and a period style wash stand and heated towel rail. Up on the first floor is a landing area with doors leading to the bedrooms. The master bedroom has a feature Victorian style fireplace and flaking fitted wardrobes with lovely oak doors. To the rear is the second double bedroom with access to the part boarded loft space. To the rear is a large 'cottage style' garden which includes a covered patio area, lawns and well-stocked flower and shrub beds. To the rear is a timber shed and gate leading out to the rear which gives pedestrian access back round to the street.
Please note: The cottage does not have parking facilities, although some residents have arranged local parking by private arrangement nearby.







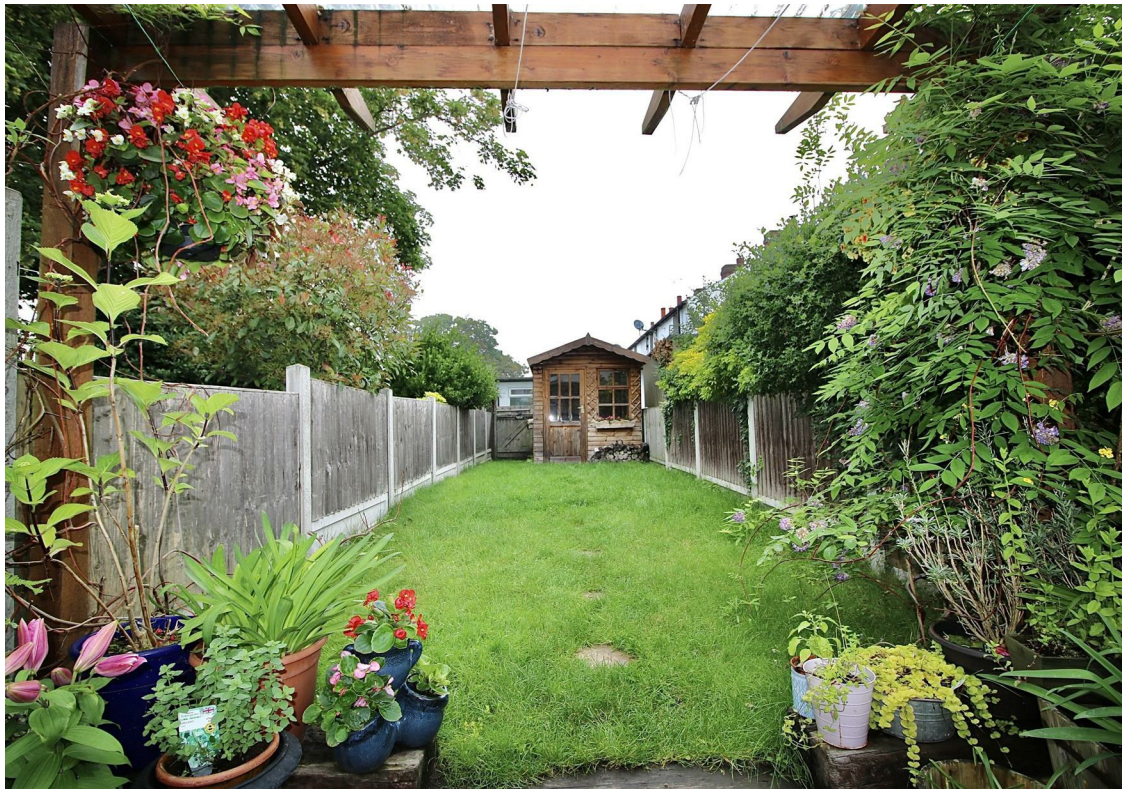










LOUNGE/DINING ROOM
19'4 x 12'2 (5.89m x 3.71m)

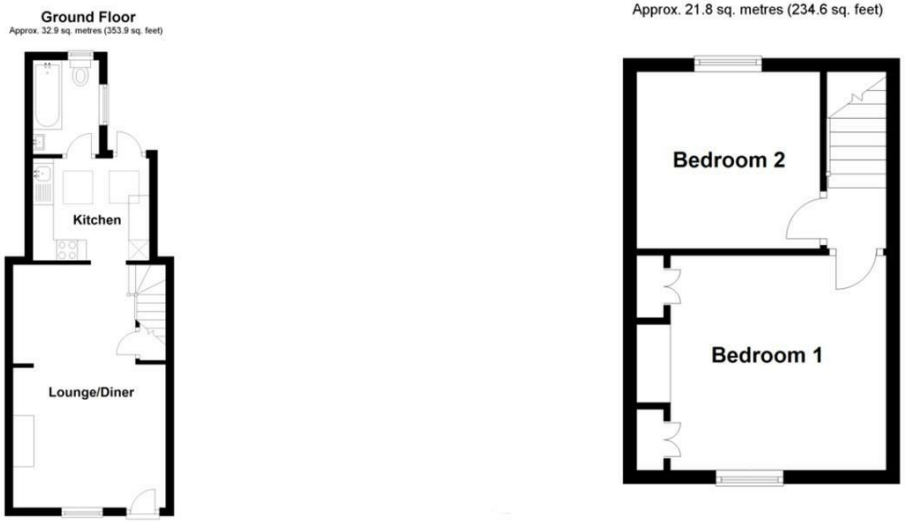
KITCHEN
9'7 x 8 (2.92m x 2.44m)

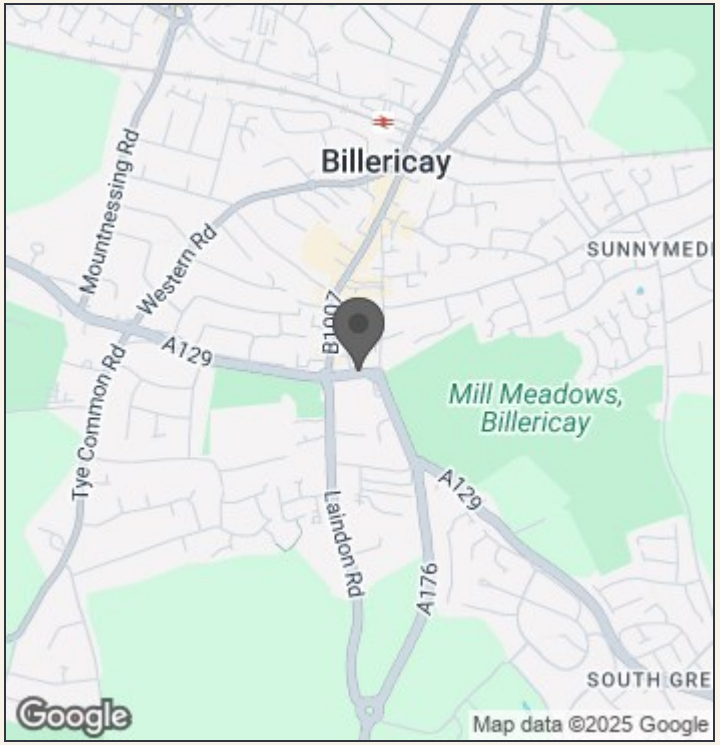
GROUND FLOOR CLOAKROOM
7'6 x 5'2 (2.29m x 1.57m)

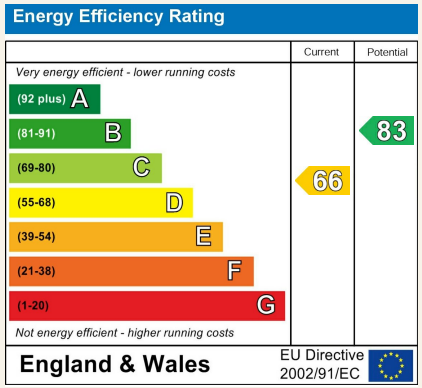
BEDROOM ONE
12'4 x 10'6 (3.76m x 3.20m)

BEDROOM TWO
9'7 x 8 (2.92m x 2.44m)

ATTRACTIVE REAR GARDEN







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VIEWING: Strictly by prior arrangement with Ashton White Estate Agents.

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