



Lorraine Close  
Billericay  
Essex  
CM11

Offers In Excess Of £455,000

bettermove

# Lorraine Close

## Billericay

Bettermove are proud to present this 4 bedroom semi detached house in Billericay, available with no forward chain.

This property benefits from double glazing, and gas central heating throughout, with off road parking available via the driveway.

The council tax band is D.

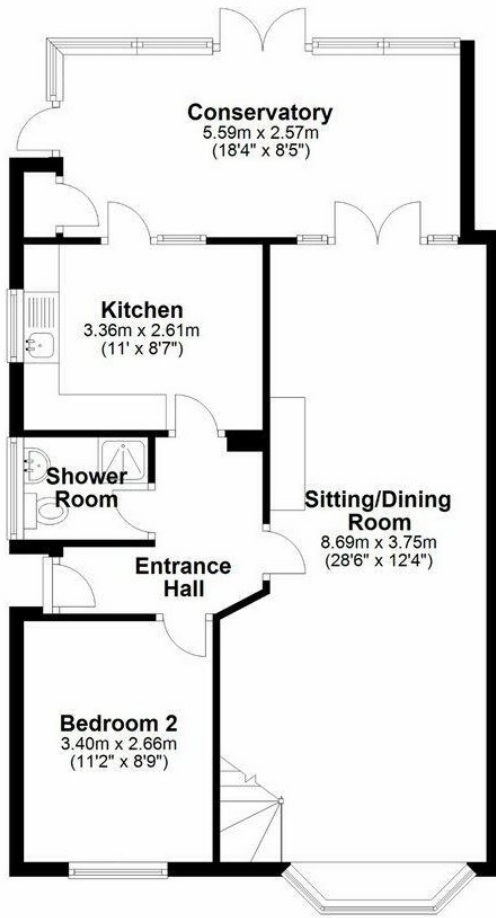
The interior of this beautifully presented property comprises a spacious, living/dining area, fitted kitchen, conservatory, shower room, and one double bedroom on the ground floor. The first floor consists of the further three bedrooms, alongside the family bathroom. Outside, the property boasts a private rear garden, with two outbuildings, perfect for enjoying the summer months.

Located in the popular town of Billericay, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Billericay Train Station, a variety of local bus routes, and quick access to the M25.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.



## Ground Floor



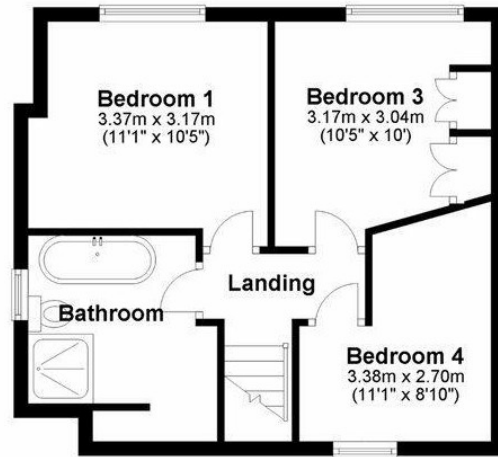
**APPROX INTERNAL FLOOR AREA**  
110 SQ M 1179 SQ FT

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>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	77
(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		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		





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