



## 6 Stanley Terrace, Sun Street

| Billericay | CM12 9LP

Offers over £315,000

Welcome to this charming property located on Stanley Terrace in the heart of Billericay. This delightful end terrace house, built in 1848, boasts a perfect blend of character and modern living.

Upon entering, you are greeted by two inviting reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The property features two cosy bedrooms, providing a peaceful retreat at the end of a long day. With a well-maintained bathroom, you can unwind in style and comfort.

Spanning across 689 square feet, this home is ideal for those seeking a cosy yet spacious living environment. The historical significance of the property adds a unique charm that is hard to come by.

Situated in a prime location on Sun Street, you'll find yourself within easy reach of local amenities, schools, and transport links, making this property not only a beautiful home but also a convenient one.

Don't miss the opportunity to own a piece of history in this lovely end terrace house. Contact us today to arrange a viewing and envision the endless possibilities this property holds for you.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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## Sitting/Dining Room

18'1" x 10'11"

The well-spaced sitting/dining room is an open plan combined area featuring a front aspect window, two smaller side windows, carpeted flooring and ceiling with Tudor style beams.

## Kitchen/Breakfast Room

10'11" x 9'7"

The spacious kitchen/breakfast room is fitted with storage cupboards and built-in utilities, including an oven and hob and extractor fan. Features includes laminated flooring and a window with views to the side of the house. The room exits on to a raised deck at the back garden via double glass doors.

## Bedroom

11'6" x 10'4"

This double bedroom sits at the front of the property and features a window with views to the street, carpeted flooring and built in storage space.

## Bedroom

8'6" x 7'8"

This good-sized single bedroom features a rear facing window and carpeted flooring.

## Shower room

8'0" x 3'9"

The shower room is equipped with toilet, wash hand basin in cabinet and shower facilities.

## Home Office

9'6" x 9'5"

The well-spaced home office is separate from the main house.

## Garden

At the front of the property there is gravel ground coverage and paving that leads to the front door. A wooden garden gate at the side of the property

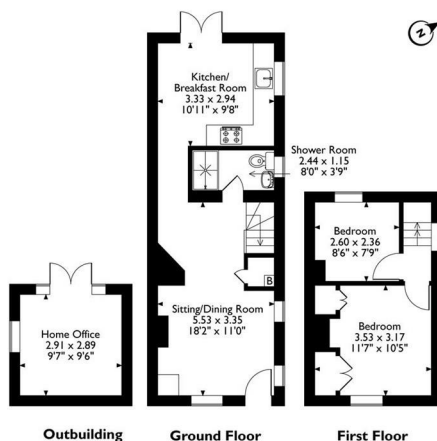
provides access to the back garden. The enclosed back garden features a leisure area, grass coverage, shrubbery and a mature tree. Blocked paving from the patio leads to the home office situated at the back of the property.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: TPSC has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: TPSC has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Stanley Terrace, Sun Street, Billericay, Essex  
Approximate Gross Internal Area  
Main House = 52 Sq M/560 Sq Ft  
Outbuilding = 8 Sq M/86 Sq Ft  
Totle = 60 Sq M/646 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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