



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



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2017



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Picketts Avenue, Leigh on sea

IMMACULATE CONDITION: Castle Estate Agents are pleased to offer for sale this very well presented 3 bedroom semi-detached house set in this quiet location within easy walking distance to BLENHEIM SCHOOL and PARK, this property benefits from OFF STREET PARKING X 2 CARS and NEW KITCHEN.

- 3 Bedrooms
- Off street parking x 2 cars
- Blenheim school catchment
- Very well presented
- Gas central heated
- Semi-Detached
- Approx 50ft rear garden
- 2 Receptions
- Double glazed
- Recently renovated

£325,000 Freehold

Front aspect

Hard standing off street parking x 2 cars, outside light, gated side access, mainly laid to lawn, hardwood double doors to porch with hardwood front door with frosted glass insets to:

Inner hallway

Solid oak flooring. Radiator. Carpeted stair case with turned wood spindle balustrade and under stairs storage cupboard leading up to first floor. Smooth plastered walls and ceiling with recessed spot lights. Access to lounge and kitchen.

Lounge 10' by 9' 4" (3m 5cm by 2m 84cm), (I)

Double glazed window to rear elevation over looking garden. Carpet. Radiator. Open brick fireplace with granite hearth. Panelled door to dining room. Smooth plastered walls and ceiling. Power points and tv point.

Dining room 10' 2" by 9' 2" (3m 10cm by 2m 79cm), (I)

Double glazed window to rear elevation overlooking garden. Solid oak flooring. Radiator. Panelled door to lounge. Smooth plastered ceiling.

Kitchen 10' 2" by 9' 4" (3m 10cm by 2m 84cm), (I)

Double glazed window to front elevation and partly glazed hardwood door to side leading out to garden. Solid oak flooring. Selection of modern shaker style units with integrated 'Smeg' oven, dishwasher and washing machine. Space for tall fridge freezer. Complimtery Granite worktops with 'Smeg' induction hob and butler sink with mixer tap attachment. Large larder cupboard housing recently fitted combi boiler (untested). Partly brick style tiled splash back. Matching selection of eye level units. Smooth plastered ceiling with recessed spot lights.

First floor landing

Double glazed window to front elevation. Carpet. Built in airing cupboard. Loft access. Panelled doors to all rooms. Smooth plastered ceiling with recessed spot lights.



Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact us should you have any queries and we will try our utmost to assist.

Bedroom 1 11' 4" by 10' 5" (3m 45cm by 3m 18cm), ()

Double glazed window to rear elevation. Carpet. Radiator. Built in open wardrobe alcove with hanging rails. Smooth plastered ceiling. Tv and Power points.



Bedroom 2 10' 5" by 10' (3m 18cm by 3m 5cm), ()

Double glazed window to rear elevation. Carpet. Radiator. Built in open wardrobe alcove with hanging rails. Smooth plastered ceiling.



Bedroom 3 8' 4" by 8' 2" (2m 54cm by 2m 49cm), ()

Double glazed window to front elevation. Stripped wooden floor boards. Radiator. Smooth plastered ceiling with recessed spot lights.



Shower room

Double glazed obscure window to side elevation. Heated towel rail. Stunning Marble tiles to both floor and walls. White suite comprising low level w.c, pedestal wash hand basin with mixer taps and walk in double shower with recessed shelf with metal trim border and wall mounted mains rainfall shower attachment over. Tiled flooring.



Rear garden

Measuring approx 50ft in length and backing South/West. Mainly laid to lawn with part contemporary style fencing. Mature side boarders. There is an outside water tap and gate leading round the front. Concrete built shed split in to two parts with two wooden doors for access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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