



BRITISH  
PROPERTY  
AWARDS

2020 - 2021

★ ★ ★ ★ ★

GOLD WINNER

LETTING AGENT  
IN LEIGH-ON-SEA



BRITISH  
PROPERTY  
AWARDS

2018-2019

★ ★ ★ ★ ★

GOLD WINNER

LETTING AGENT  
IN LEIGH ON SEA



BRITISH  
PROPERTY  
AWARDS

2017

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT  
IN LEIGH-ON-SEA



## Guys Farm Road, South Woodham Ferrers

**WALK TO THE STATION:** Castle Estate Agents are pleased to offer FOR LET this delightful TWO DOUBLE BEDROOM first floor maisonette which had a modern and stylish refurbishment six years ago providing open plan living with LARGE LOUNGE/DINER, MODERN KITCHEN and BATHROOM, LONG TERM LET AVAILABLE.

- Two Double bedrooms
- First floor Maisonette
- Modern Bathroom
- Available MID April
- Great location
- Refurbished 6 years ago
- Communal garden to front
- Double glazed windows
- Long let
- Walk to Station

**£1200 PCM**

## Front aspect

Front is mainly laid lawn, walk way, access to shed outside light and hardwood front door to inner hallway with stairs to first floor.

## Landing

Doors to all rooms.

## Lounge/Diner 22' 6" by 14' 7" (6m 86cm by 4m 44cm), ( )

Smooth ceiling, hardwood flooring, two vertical Italian style radiators, tv point, power points, storage cupboard.

## Kitchen 12' by 8' 8" (3m 66cm by 2m 64cm), ( )

2 x Double glazed windows to rear aspect, eye level and base level units, boxed edge work surfaces, 1 1/4 stainless steel sink and single drainer with mixer taps, matching splash backs, ceramic hob with over extractor fan and under oven, spaces for washing machine, fridge/freezer and dishwasher, laminated wood flooring.

## Bedroom 1 14' 9" by 10' 1" (4m 50cm by 3m 7cm), ( )

Laminate wood flooring, double glazed window to rear aspect, Italian Style radiator, power points.

## Bedroom Two 10' 2" by 8' 8" (3m 10cm by 2m 64cm), ( )

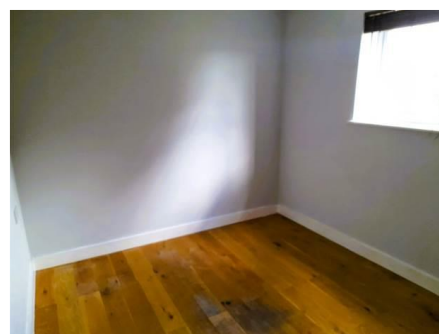
Laminate wood flooring, double glazed window to rear aspect, Italian Style radiator, power points.

## Bathroom

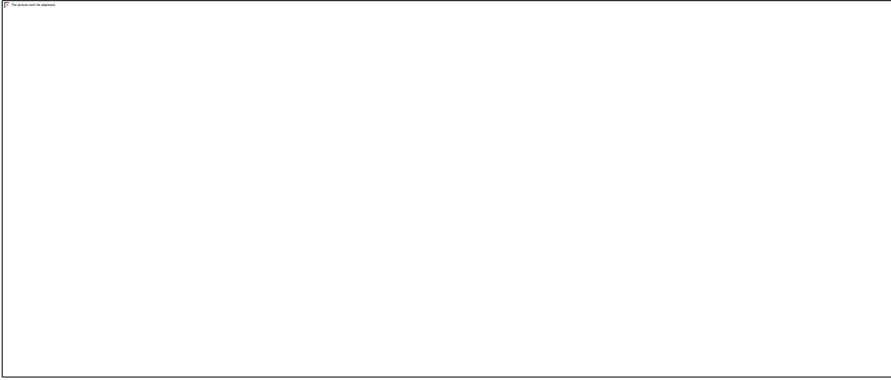
Fully tiled bathroom with 3 piece White suite comprising of a panel enclosed bath with mixer taps, shower screen with electric shower over, hand was basin in vanity unit with mixer taps, low level flush WC, airing cupboard, new frosted double glazed window to rear aspect.

## Comunal garden to front

Mainly laid to lawn, mature plants.



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.



*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.*