



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



## Cheltenham Road, Hockley

EXCELLENT LOCATION: Castle Estate Agents are pleased to offer FOR SALE this 3 DOUBLE BEDROOM semi-detached bungalow set on this quiet road within walking distance to HOCKLEY STATION, LOCAL SCHOOLS, SHOPS and BUS ROUTES, this property has many benefits including GARAGE, WRAP AROUND GARDEN.

- 3 Bedrooms
- Garage
- Refitted kitchen
- Walk to Local shops
- Chain free
- Semi detached bungalow
- Integral workshop
- Walk to Station
- Walk to local schools
- 2 Receptions

**£400,000 Freehold**

## Front aspect

Gated side access, mainly laid to lawn with mature side borders, door to garage, outside light and double glazed door with frosted glass inset to:

## Hallway

Doors to all rooms, carpeted, L shaped, radiator.

## Lounge 19' 2" by 10' 9" (5m 84cm by 3m 28cm), (I)

Light and airy lounge with double glazed bay window to the front aspect, double glazed French doors to rear garden, two radiators, coving to a textured ceiling, tv point and feature fireplace.

## Kitchen 12' 7" by 8' 9" (3m 84cm by 2m 67cm), (I)

Refitted in 2021 the kitchen comprises of a range of olive green base and eye level units, roll edge work surfaces, integral fridge/freezer, spaces for washing machine and dishwasher, sink/ drainer, breakfast bar, 4 ring gas hob with extractor over, eye level oven and grill, double glazed window and double glazed door to rear garden.

## Bedroom 1 14' 9" by 13' 2" (4m 50cm by 4m 1cm), (I)

Good sized master bedroom with large double glazed bay window to the front aspect, radiator, tv point, coving to a textured ceiling and a range of bedroom furniture.

## Bedroom 2 11' by 10' 1" (3m 35cm by 3m 7cm), (I)

Currently used as a dining room. Coving to a textured ceiling, radiator, double glazed window.

## Bedroom 3 12' by 9' 2" (3m 66cm by 2m 79cm), (I)

With a smooth ceiling, radiator, double glazed window, airing cupboard and built in wardrobe.

## Shower room 8' 7" by 4' 6" (2m 62cm by 1m 37cm), (I)

Tiled walls, frosted double glazed window, hand wash basin over vanity unit, wc, shower cubicle, extractor.



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.

## Rear garden

L shaped rear garden with paved patio area, selection of mature borders and shrubs, green house, veggie patch, side gate, outside tap.

## Garage and parking.

Single garage with power and light with integral workshop. Off road driveway parking for 2 cars.

## Agents note.

Probate application has been submitted. Keys held for viewing.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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