



BRITISH
PROPERTY
AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



BRITISH
PROPERTY
AWARDS

2018-2019

★★★★★

GOLD WINNER

LETTING AGENT
IN LEIGH ON SEA



Nottingham Way, Langdon Hills

SOUGHT AFTER LOCATION: Castle Estate Agents are pleased to offer FOR SALE this well presented 3 bedroom semi-detached house set in this QUIET LOCATION in LANGDON HILLS being close to local shops, bus routes, LAINDON TRAIN STATION and easy access to the A127, benefiting from a DETACHED GARAGE.

- 3 Bedrooms
- Detached garage
- South facing rear garden
- Double glazed
- Quiet location
- Semi-detached
- Off street parking x 2 cars
- Approx 25ft
- Gas central heating
- Large lounge

£325,000 Freehold

Lounge

Hard standing off street parking x 2 cars, mainly laid to lawn, mature shrub borders, outside light, up and over door to garage, double glazed door with frosted window inset to:

Hallway

Stairs to 1st floor, power points, radiator, laminated wood flooring, telephone point, coving, double glazed frosted leaded window to the front aspect.

Lounge 16' by 15' (4m 88cm by 4m 57cm), (I)

Double glazed leaded French doors to the front rear aspect, original coving, 2 x radiators, power points, tv point, under stair cupboard, laminated wood flooring.

Kitchen 8' 7" by 8' (2m 62cm by 2m 44cm), (I)

Double glazed leaded window to the front aspect, spot lights, coving, eye level and base level units, roll top work surfaces with built in stainless steel sink with mixer taps, under oven, 4 ring stainless steel gas hob and over extractor fan, integral fridge freezer, dish washer, space for washing machine, tiled splash backs, tiled flooring, power points.

1st floor landing

Doors to all rooms, storage cupboard, loft access. loft access, coving, power points.

Bedroom 1 13' 2" by 8' 5" (4m 1cm by 2m 57cm), (I)

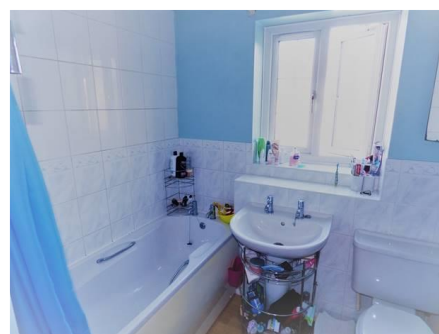
Double glazed leaded window to the rear aspect, power points, radiator.

Bedroom 2 11' 2" by 8' 1" (3m 40cm by 2m 46cm), (I)

Double glazed leaded window to the front aspect, power points, radiator.

Bedroom 3 9' by 6' 5" (2m 74cm by 1m 96cm), (I)

Double glazed leaded window to the rear aspect, power points, radiator.



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.

Bathroom

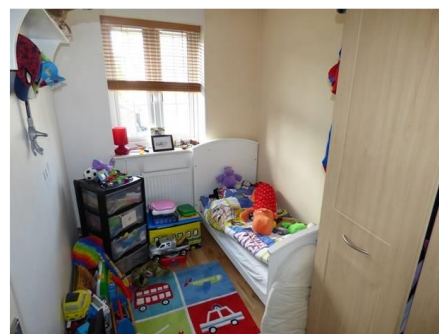
3 Piece White suit comprising of a low level flush toilet, pedestal wash hand basin, panel enclosed bath with over wall mounted shower, tiled splash backs, radiator, double glazed leaded frosted window to front aspect, coving spots, extractor fan.

Rear gaden

Approx 25ft, mainly laid to lawn, mature well stocked shrub boarders, block paved patio area, outside tap, outside light, outside power point, gated side access.

Detached garage

Power and lighting with an up and over door.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	79
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	67	76
England & Wales		
EU Directive 2002/91/EC		



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