



BRITISH  
PROPERTY  
AWARDS

2018

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GOLD WINNER

ESTATE AGENT IN  
LEIGH-ON-SEA



BRITISH  
PROPERTY  
AWARDS

2017

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GOLD WINNER

ESTATE AGENT  
IN LEIGH-ON-SEA



## Suffolk Avenue, Leigh on sea

CALLING ALL FIRST TIME BUYERS: Castle Estate Agents are pleased to offer FOR SALE this VERY WELL PRESENT 2 DOUBLE BEDROOM terraced house, ideal starter home set in this quiet location within easy walking distance to local Westcliff high schools for girls and boys, benefiting from a CONSERVATORY.

- 2 Double bedrooms
- Off street parking
- Double glazed
- Quiet location
- Conservatory
- Mid-terraced
- Garage
- Gas central heating
- Approx 30ft garden
- Close to High schools

**£269,995    Freehold**

## Front aspect

Block paved off street parking front garden with outside light leading to double glazed front door with frosted glass insets to:

## Hallway

Doors to all rooms, stairs to first floor, radiator, coving, power points and telephone point.

## Lounge 13' 4" by 12' 8" (4m 6cm by 3m 86cm)

Double glazed sliding patio doors to conservatory and the rear aspect, power points, tv point, coving, down lighters, laminated wood flooring, radiator, storage cupboard.

## Kitchen 9' 8" by 9' 5" (2m 95cm by 2m 87cm), (I)

Down lighters, coving, eye level and base level units, roll top work surfaces, stainless steel 1 1/4 bowl single drainer with mixer taps, space for electric cooker with over extractor fan, tiled splash backs, wall mounted boiler, power points, double glazed window to the front aspect, tiled flooring, space for fridge and freezer and washing machine.

## Conservatory 10' 1" by 6' 6" (3m 7cm by 1m 98cm), (I)

Double glazed French doors and side panel windows to rear aspect, tiled flooring, wall mounted lights.

## First floor landing

Doors to all rooms, loft access with ladder, lighting and boarded, coving.

## Bedroom 1 12' 8" by 9' 1" (3m 86cm by 2m 77cm), (I)

Double glazed window to front aspect, radiator, power points, cupboards over, storage cupboard.

## Bedroom 2 12' 8" by 8' 4" (3m 86cm by 2m 54cm), (I)

Double glazed window to rear aspect, radiator, power points, coving, mirrored fitted wardrobes.





## Bathroom 6' 3" by 5' 7" (1m 90cm by 1m 70cm)

3 piece White suite comprising of a low level flush toilets, hand wash basin in vanity unit with mixer taps, panel enclosed bath with wall mounted mains shower over, tiled splash backs, tiled flooring, radiator, extractor fan.

## Rear garden

Approx 30ft, Astro turfed, mature shrub borders, patio area, wood shed to remain.

## Garage

With up and over door and One parking space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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.



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