



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



Flemming Crescent, Leigh on sea

CALLING ALL FIRST TIME BUYERS: Castle Estate Agents are pleased to offer for sale this very well presented 2 DOUBLE bedroom semi-detached bungalow set in this ideal position within easy walking distance to local shops, bus routes, close to Southend hospital and Belfairs GOLF COURSE.

- 2 Double bedrooms
- Off street parking x 2 cars
- New boiler
- Walk to golf course
- Walk to all bus routes
- Semi-detached bungalow
- Approx 50ft rear garden
- Gas central heating
- Walk to local shops
- Close to Southend hospital

£365,000 Freehold

Front aspect

Crazy paved off street parking for 2 cars, outside lights, double glazed front door with frosted windows inset to:

Inner hallway

Coved cornicing to smooth ceiling with fitted down lighters, tiled feature wall, radiator, laminate flooring, wall mounted lights, doors to all rooms.

Lounge/Diner 15' 4" by 9' 2" (4m 67cm by 2m 79cm), ()

Double glazed French doors to rear, sky light, coved cornicing to smooth ceiling with fitted down lighters, radiator, laminate flooring, power points, tv point, open to:

Kitchen area 9' 3" by 6' 3" (2m 82cm by 1m 90cm), ()

Range of White high gloss wall and base level units with boxed edge work surfaces above incorporating composite sink and drainer unit with mixer taps, 4 ring gas hob with electric oven below and extractor unit over, space for washing machine and fridge freezer, new wall mounted boiler and Hive system, down lighting under cupboards, unique tiled splash backs, coved cornicing to smooth ceiling with fitted spotlights, laminate flooring, open into:

Bedroom 1 13' 1" by 9' 1" (3m 99cm by 2m 77cm), ()

Double glazed Georgian style window to front aspect with fitted blinds, coved cornicing to smooth ceiling with fitted down lighters, radiator, laminate flooring, fitted wardrobes, power points and tv point.

Bedroom 2 11' 3" by 7' 2" (3m 43cm by 2m 18cm), ()

Double glazed Georgian style window to the rear aspect, radiator, coving, laminated wood flooring.

Bathroom 6' 4" by 5' 4" (1m 93cm by 1m 63cm), ()

Three piece White suite comprising panelled bath with mixer taps and hand held shower attachment over, pedestal wash hand basin with mixer tap, low level w/c, fully tiled walls, tiled flooring, new tiled feature wall, heated towel rail, coved cornicing to smooth ceiling with fitted down lighters, extractor fan.



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

Commencing with new composite decking area with steps leading to lawn area, flower bed borders to side, shed to side to remain, new gated rear access, outside lights and tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(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		91
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Floor Plan

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX.

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