



**BRITISH
PROPERTY
AWARDS**

2024 - 2025

★★★★★

GOLD WINNER

LETTING AGENT
IN SOUTH EAST
(SOUTH ESSEX)



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IN LEIGH-ON-SEA



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ESTATE AGENT
IN LEIGH-ON-SEA



Eagle Way, shoeburyness

EXCELLENT LOCATION: Castle Estate Agents are pleased to offer **FOR SALE** this **NEWLY DECORATED** 3 Bedroom terraced house, set in this perfect location within easy walking distance to local **SHOPS, BUS ROUTES, SCHOOLS** and **STATION**, this property has many benefits including being **CHAIN FREE**.

- 3 Bedrooms
- Through lounge
- Double glazing
- Gas central heating
- By local Bus Routes & Station
- Mid-terraced house
- Detached garage/Office
- Chain free
- Close to Asda
- Close to Schools

£310,000 Freehold

Front aspect

Mature side boarders, paved, outside light, shingled leading to double glazed front door with side panel window to:

Hallway

New vinyl flooring, radiator, stairs to first floor, power points, newly decorated, doors to all rooms.

Lounge 12' 7" by 10' 7" (3m 84cm by 3m 23cm), (I)

Coving, power points, tv point, double glazed window to the front aspect, new vinyl flooring, newly decorated, wood fire place surround, radiator, open to:

Dining room 12' 2" by 9' 5" (3m 71cm by 2m 87cm), (I)

New vinyl flooring, newly decorated, coving, radiator, power points, double glazed window and door to rear aspect with fitted blinds, door to kitchen.

Kitchen 11' 7" by 7' 3" (3m 53cm by 2m 21cm), (I)

Eye level and base level units, roll top work surfaces, stainless steel 1 1/4 bowl sink with mixer taps, tiled splash backs, new vinyl flooring, newly decorated, double glazed window and door to rear aspect, new cooker, space for washing machine, fridge and freezer, walk in pantry.

First floor landing

Doors to all rooms, power point, loft access with ladder, newly decorated.

Bedroom 1 13' 2" by 10' 3" (4m 1cm by 3m 12cm), (I)

New vinyl flooring, newly decorated, Double glazed window to front aspect with fitted blinds, power points, tv point, storage cupboard, fitted wardrobe, radiator.

Bedroom 2 9' 3" by 9' 3" (2m 82cm by 2m 82cm), (I)

New vinyl flooring, newly decorated, Double glazed window to rear aspect with fitted blinds, power points, tv point, fitted wardrobe, 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.

Bedroom 3 9' 7" by 6' 6" (2m 92cm by 1m 98cm), (I)

New vinyl flooring, newly decorated, Double glazed window to front aspect with fitted blinds, power points, tv point.

Bathroom 7' 5" by 6' 3" (2m 26cm by 1m 90cm), (I)

New vinyl flooring, newly decorated, 3 piece White suite comprising of a low level flush toilet, hand wash basin, panel enclosed bath with mixer taps and over wall mounted mains shower, fully tiled, radiator, double glazed window to rear aspect with fitted blind.


Rear garden


Approx 50ft, mature side boarders, gated rear access, door to garage, outside light and taps.

Detached garage

Converted to office/workshop with power and lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		85
(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 ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		85
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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