



BRITISH  
PROPERTY  
AWARDS

2017



GOLD WINNER

ESTATE AGENT  
IN LEIGH-ON-SEA



BRITISH  
PROPERTY  
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2017



SILVER WINNER

ESTATE AGENT  
IN SOUTH EAST -  
SOUTH ESSEX



## Flemming Crescent, Leigh on sea

OPEN PLAN LIVING: Castle Estate agents are pleased to offer FOR SALE this greatly improved 3 BEDROOM end of terraced house set on this quiet road within easy walking distance to LOCAL SHOPS, bus routes, BELFAIRS WOODS, GOLF COURSE and falls into BLENHIEM JUNIOR SCHOOL catchment.

- 3 bedrooms
- Open plan living
- Conservatory
- South facing rear garden
- Off street parking x 3 cars
- End of terraced house
- New kitchen
- New bathroom
- Landscaped garden
- Integral garage

**£339,995 Freehold**

## Front aspect

Block off street parking x 3 cars, gated side access, outside light, up and over door to garage, double glazed door with leaded frosted stained glass insets to:

## Hallway

Laminated wood flooring, radiator, wall mounted light, hardwood door to lounge.

## Lounge/Diner 26' by 11' 3" (7m 92cm by 3m 43cm), (I)

Laminated wood flooring, power points, tv points, coving, 2 x radiators, power points, double glazed window with fitted blinds to the front aspect and double glazed French door to the conservatory, doors to kitchen and stairs to first floor.

## Kitchen 10' 2" by 9' 9" (3m 10cm by 2m 97cm), (I)

New high gloss eye level and base level units with one housing the wall mounted boiler, space for range cooker with extractor fan over, space for double fridge freezer and washing machine, integral dish washer, roll top work surfaces, stainless steel sink and drainer with mixer taps over, spot lights, double glazed window to the side aspect, tiled splash backs, tiled flooring, power points.

## Conservatory 12' 6" by 9' 9" (3m 81cm by 2m 97cm), (I)

Double glazed windows to three sides with fitted blinds and double glazed French doors to the rear aspect, power points, laminated wood flooring.

## First floor landing

Doors to all rooms, power points, storage cupboard, access to loft, power, lighting, boarded

## Bedroom 1 13' by 11' 2" (3m 96cm by 3m 40cm), (I)

A range of fitted wardrobes, radiator, double glazed window to the rear aspect with fitted blinds, power points, down lighters, coving and tv point.



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 2 9' 9" by 9' 6" (2m 97cm by 2m 90cm), (I)

Double glazed window to the front aspect with fitted blinds, power points, tv point, radiator.

## Bedroom 3 9' 3" by 7' (2m 82cm by 2m 13cm), (I)

Double glazed window to the front aspect with fitted blinds, power points, radiator.

## Bathroom room

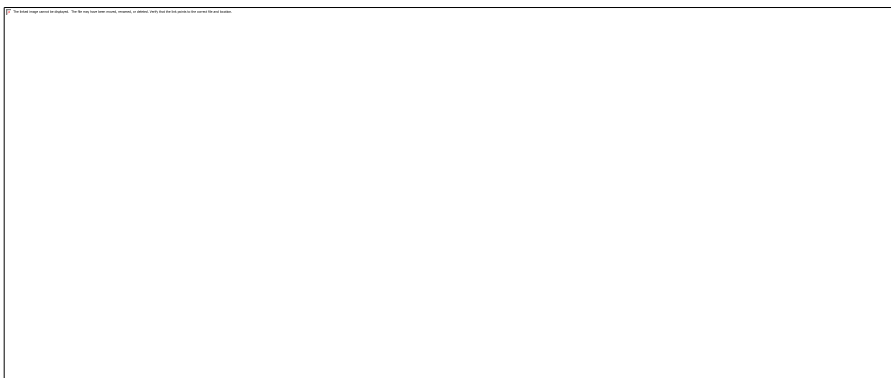
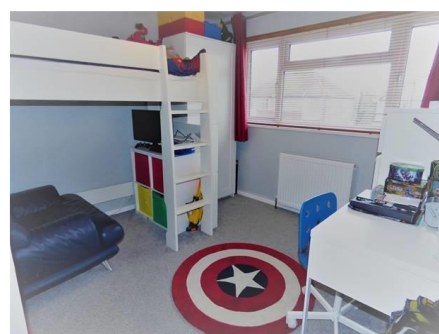
4 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, shower cubicle with wall mounted electric shower, panel enclosed bath with mixer taps, down lighters, fully tiled, double glazed frosted window to the rear aspect with fitted blinds, heated towel rail, extractor fan, tiled flooring,

## Rear garden

Approx 45ft South facing landscaped, commencing with paved patio area, mainly laid with Astro turf, raised area to the rear, gated side access, outside lights, power points and tap, wood shed to rear.

## Integral garage

Up and over door with power and lighting.



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