



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



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2018-2019



GOLD WINNER

LETTING AGENT
IN LEIGH ON SEA



Wood Green, Burnt Mills

IDEAL BUY TO LET: Castle Estate Agents are please to offer FOR SALE this rarely on the market 3 bedroom terraced house set on this quiet development in the heart of BURNT MILLS within a short walk to the NORTHLANDS PARK, this property has many benefits including a LARGE LOUNGE/DINER.

- 3 Bedrooms
- Lounge/Diner
- Gas central heating
- Walk to Northlands park
- Conservatory
- Terraced house
- Garage
- Double glazing
- Modern kitchen
- Off street parking

£240,000 Freehold

Front aspect

Off street parking x 1 car and up and over door to garage with power and lighting, gravel area, double glazed frosted door to:

Inner hallway

Stairs to first floor, doors to all rooms, radiator in cover, laminated wood flooring.

Lounge area 14' 2" by 12' 3" (4m 32cm by 3m 73cm), (I)

2 x radiators in covers, laminated wood flooring, power points and tv point, under stair cupboard, dado rail, arch to conservatory and dining area.

Dining area 8' 8" by 8' 4" (2m 64cm by 2m 54cm), (I)

Double glazed French doors to the rear aspect, laminated wood flooring, radiator, power points.

Conservatory 12' 5" by 9' 5" (3m 78cm by 2m 87cm), (I)

Double glazed windows to Three sides and double glazed French doors to the rear aspect, laminated wood flooring, wall mounted lights, power points, radiator.

Kitchen 8' 4" by 8' 2" (2m 54cm by 2m 49cm), (I)

Double glazed window to side aspect, eye level and base level units, tiled splash backs, roll top work surfaces, composite 1 1/4 bowl sink and single drainer with mixer taps, 4 ring gas hob, under oven and over extractor fan, power points, spot lights, space for fridge, freezer and washing machine, tiled flooring.

First floor landing

Doors to all rooms, storage cupboard, loft access, laminated wood flooring.

Bedroom 1 9' 4" by 8' 6" (2m 84cm by 2m 59cm), (I)

Double glazed window to the rear aspect, power points, radiator, tv point, coving, laminated wood flooring, a range of mirrored wardrobes.



Bedroom 2 10' 5" by 8' 3" (3m 18cm by 2m 51cm), (I)

Double glazed window to the rear aspect, power points, radiator, laminated wood flooring, ceiling light fan.

Bedroom 3 8' by 6' (2m 44cm by 1m 83cm), (I)

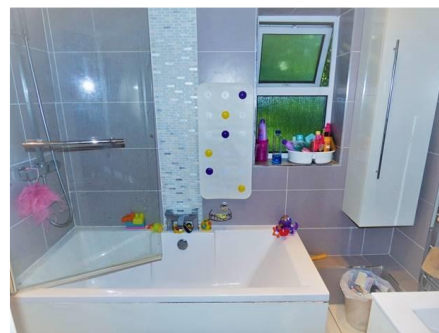
Double glazed frosted window to the front aspect, power points, radiator, laminated wood flooring.

Bathroom

3 Piece White suite comprising of a hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps and wall mounted mains rainfall shower over, heated towel rail, extractor fan, tiled flooring, Double glazed frosted window to the side aspect, tiled splash backs.

Rear garden

Approx 40ft, fully block paved, shrub borders, gated side access, outside light and tap, large wood shed to the rear.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(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		
(81-91) B		
(69-80) C		
(55-68) D	59	71
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Not environmentally friendly - higher CO ₂ 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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