



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



## Cokefield Avenue, Southend on sea

CALLING ALL FIRST TIME BUYERS Castle Estate Agents are pleased to offer FOR SALE this lovely 3 BEDROOM SEMI-DETACHED house set on this quiet road within walking distance to LOCAL SHOPS, GARONS PARK, bus routes, LOCAL SCHOOLS and STATION, benefiting from OFF STREET PARKING X 3 CAR and KITCHEN/DINER.

- 3 Double bedrooms
- Kitchen/Diner
- Large garden
- Walk to golf course
- Walk to Station
- Semi- Detached house
- Large man cave
- Walk to local schools
- Walk to Local shops
- Chain free

**£285,000 Freehold**

## Front aspect

Hard standing off street parking x 3 cars, gated side access, outside light, double glazed door with frosted glass inset into:

## Hallway

Stairs leading to first floor landing, radiator, laminated wood flooring, cupboard housing meters, telephone point, doors to:



## Lounge 13' 9" by 11' 11" (4m 19cm by 3m 63cm), ()

Double glazed window to front, textured ceiling, laminate flooring, radiator, doorway to:



## Kitchen/Diner 20' 9" by 8' 3" (6m 32cm by 2m 51cm), ()

2 x Double glazed windows to rear aspect, double glazed door to side, textured ceiling, part laminate flooring-part vinyl, radiator. Kitchen comprises of a range of units with rolled edge work tops, space and plumbing for appliances, stainless steel sink unit, spot lights, wall mounted boiler, door to:



## Small hallwa 8' 11" by 8' (2m 72cm by 2m 44cm), ()

Part glazed double glazed door to garden, tiled flooring, additional door to:

## Ground floor wc

Double glazed window to side, 2 piece White suite comprising of a hand wash basin with mixer taps, high level flush w/c.

## Fisrt floor landing

Double glazed window to side aspect, loft access, doors to all rooms.

## Bedroom 1 12' 1" by 12' (3m 68cm by 3m 66cm), ()

Double glazed window to front aspect, textured ceiling, radiator, power points and fitted wardrobes.

## Bedroom 2 13' by 8' 7" (3m 96cm by 2m 62cm), ()

Double glazed window to rear aspect, textured ceiling, radiator, power points.



*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' 1" by 8' 5" (2m 77cm by 2m 57cm), (I)

Double glazed window to front aspect, textured ceiling, radiator, power points.


### Shower room


Obscure double glazed window to rear aspect, textured ceiling, part tiled walls, 3 piece White suite comprising of a pedestal hand wash basin in vanity unit with mixer taps, low level flush w/c, enclosed shower cubicle with wall mounted electric shower over, radiator, extractor fan.

### Rear garden

Approx 70ft rear garden, mature side borders, wood shed, large man cave with power and lighting measuring 20ft x 12ft approx with window to side aspect, stainless steel sink and single drainer with mixer taps, outside tap x 2 outside light, gated side access.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			88
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) A			
(81-91) B			88
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

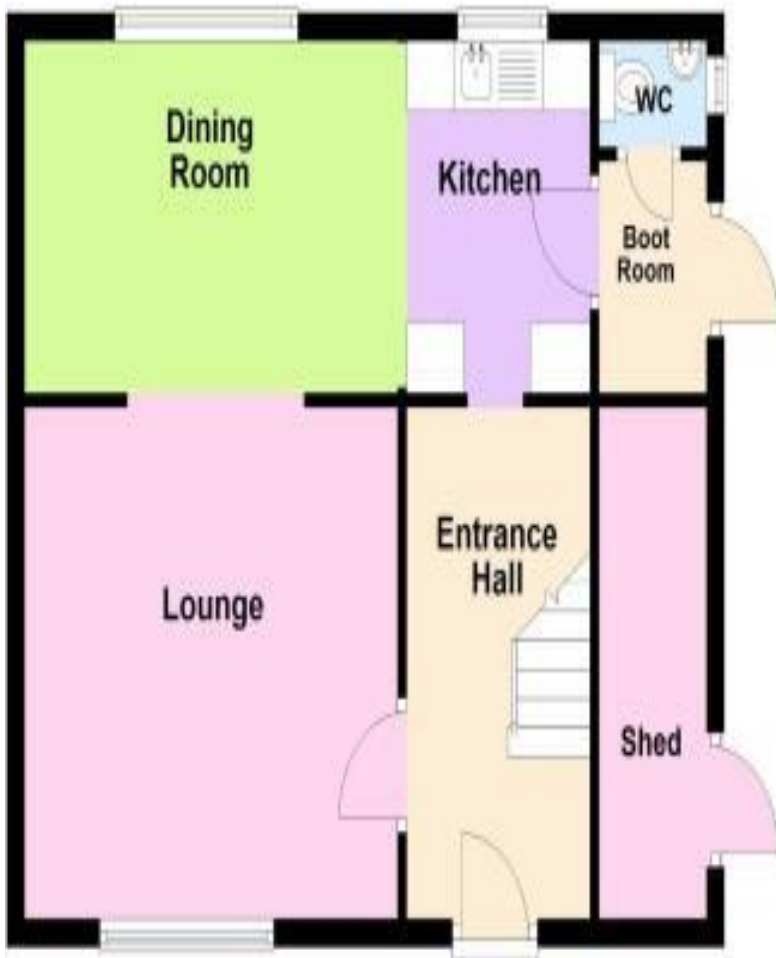
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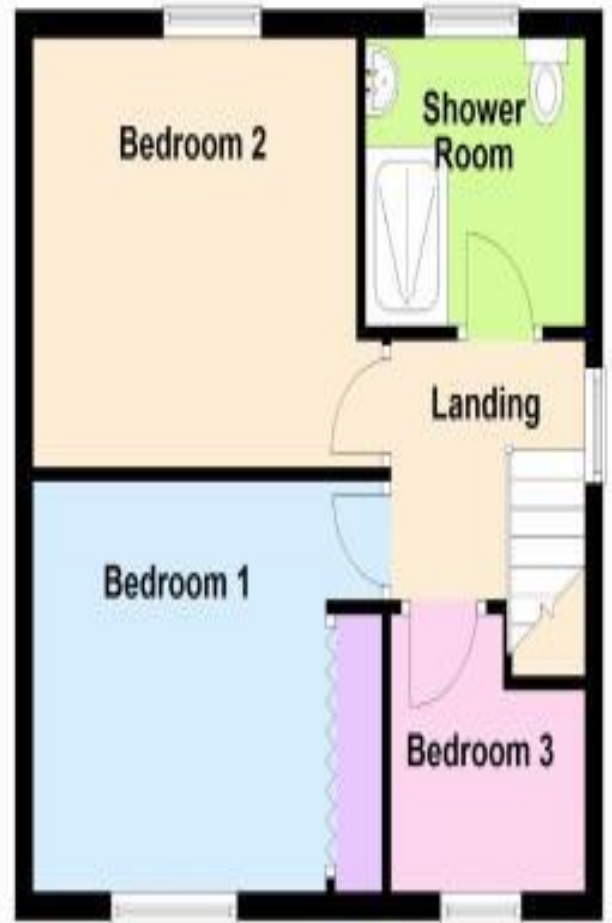


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### Ground Floor



### First Floor



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