



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



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2017



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Suffolk Avenue, Leigh on sea

CALLING ALL FIRST TIME BUYERS: Castle Estate Agents are pleased to offer FOR SALE this 2 DOUBLE BEDROOM end of terraced ideal starter home set in this quiet location within easy walking distance to local Westcliff high schools for girls and boys, this property has many benefits including a GARAGE.

- 2 Double bedrooms
- Off street parking
- Laminated floors
- Quiet location
- Available now
- End of terrace
- Garage
- Gas central heating
- South facing garden
- Close to High schools

£250,000 Freehold

Front aspect

Double glazed front door with frosted glass insets to:

Hallway

Doors to all rooms, stairs to first floor, radiator.

Lounge 13' 4" by 12' 8" (4m 6cm by 3m 86cm)

Double glazed sliding doors to the rear aspect, power points, tv point, coving, laminated wood flooring, storage cupboard.

Kitchen 10' by 6' 7" (3m 5cm by 2m 1cm)

Down lighters, eye level and base level units, roll top work surfaces, stainless steel single drainer, 4 ring gas hob with over extractor fan and under oven, tiled splash backs, wall mounted boiler, power points, double glazed window to the front aspect, tiled flooring, space for fridge freezer and washing machine.

First floor landing

Doors to all rooms, loft access.

Bedroom 1 12' 7" by 9' 4" (3m 84cm by 2m 84cm)

Double glazed window to front aspect, coving, radiator, power points, laminated wood flooring, storage cupboard.

Bedroom 2 10' 7" by 8' 3" (3m 23cm by 2m 51cm), (I)

Double glazed window to rear aspect, coving, radiator, power points, laminated wood flooring, fitted wardrobes.

Bathroom 6' 3" by 5' 7" (1m 90cm by 1m 70cm)

3 piece White suite comprising of a low level flush toilets, hand wash basin with mixer taps, panel enclosed bath with mixer taps and electric shower over, tiled splash backs, tiled flooring, radiator, double glazed frosted window to the side aspect.

Rear garden

Mainly laid to lawn, mature shrub borders, gated rear access, wood shed, paved patio area.



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.

Garage

With up and over door and One parking space.



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 71 | 88 |
| 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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 72 | 90 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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