



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



St Edmonds Close, Southend on sea

CALLING ALL FIRST TIME BUYERS Castle Estate Agents are pleased to offer FOR SALE this lovely 2 DOUBLE BEDROOM TERRACED house set on this green in this quiet Cul-de-sac within walking distance to LOCAL SHOPS, GARONS PARK, bus routes, LOCAL SCHOOLS and STATION, benefiting from a CONSERVATORY.

- 2 Double bedrooms
- Lounge/Diner
- South facing garden
- Walk to golf course
- Walk to Station
- Terraced house
- Conservatory
- Walk to local schools
- Walk to Local shops
- Set on a green

£260,000 Freehold

Front aspect

Set on a green with gated access, mainly laid to lawn, mature side borders, double glazed door leading to PORCH with double glazed windows to side aspect, lighting and double glazed door into:

Hallway

Stairs leading to first floor landing, radiator, coving dado rail, telephone point, doors to:

Lounge/Diner 20' 8" by 12' 3" (6m 30cm by 3m 73cm), (I)

Double glazed window to front aspect, 2 x radiators, coving, dado rail, double glazed sliding patio doors to conservatory.

Conservatory 8' 11" by 8' (2m 72cm by 2m 44cm), (I)

Double glazed door to rear aspect and Double glazed windows to 3 sides, radiator, power points.

Kitchen 10' 7" by 8' 6" (3m 23cm by 2m 59cm), (I)

Eye level and base units with roll top work surfaces incorporating stainless steel 1 1/4bowl sink and single drainer with mixer taps and tiled splash backs, space for electric cooker, extractor fan over, fridge freezer and washing machine. Double glazed window and door to rear aspect, spotlights, power points, wall mounted boiler, service hatch.

First floor landing

Dado rail, doors to all rooms, large storage cupboard, loft access which is boarded:

Bedroom 1 12' by 8' (3m 66cm by 2m 44cm), (I)

Double glazed windows to front aspect, radiator, large storage cupboard, tv point, built in fitted mirrored wardrobes, power points.

Bedroom 2 12' 1" by 10' 7" (3m 68cm by 3m 23cm), (I)

Double glazed window to rear aspect, radiator, power points, coving, large built in wardrobe, 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.

Bathroom

Three piece White suite comprising of a double shower cubicle with wall mounted electric shower, free standing wash hand basin, low level flush toilet, double glazed frosted window to rear aspect, heated towel rail, tiled splash backs, spot lights.

Rear garden

Approx 20ft South facing rear garden, mature side boarders, paved patio area, brick built shed with power and lighting and space for dish washer, fridge freezer and tumble dryer.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	71	
(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		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	74	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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