



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



Westbourne Grove, Westcliff on sea

THIS BEAUTIFUL SPACIOUS FAMILY HOME IS AVAILABLE FOR IMMEDIATE LET CLOSE TO SOUTHEND HOSPITAL: Castle Estate Agents are please to offer TO LET this 3 BEDROOM semi detached house set in this ideal position for bus routes, A127 and Airport, this property has many benefits including a GARAGE.

- Semi Detached house
- Through lounge
- Gas Central Heating
- Off street parking x 2 cars
- Close to Hospital
- 3 bedrooms
- New flooring
- Garage
- Approx 50ft rear garden
- Walking distance to local bus routes

£1750 PCM

Front aspect

Mature shrub borders, Mainly laid to lawn, paved off street parking x 2 cars, gated side access, up and over door to garage, leading to a double glazed front door with frosted glass insets to:

Hallway

Doors to all rooms, radiator, stairs to first floor, coving, power points, new laminated wood flooring, newly painted.

Down stairs wc

2 Piece White suite, low level flush toilet, hand wash basin in vanity unit with mixer taps, double glazed frosted window to side aspect, fully tiled, tiled flooring, heated towel rail, under stair cupboard.

Lounge/Diner 26' 6" by 11' 3" (8m 8cm by 3m 43cm), ()

Double glazed window to front aspect with fitted blinds, coving to ceiling, 2 x radiators, power points, TV point, new laminated wood flooring, newly painted, double glazed French doors to rear aspect.

Kitchen 12' by 10' 6" (3m 66cm by 3m 20cm), ()

Double glazed window to the rear aspect and door to side aspect, a range of fitted Cream high gloss units to both base and eye level with complimentary hard wood work tops incorporating stainless steel 1 1/4 sink unit with matching drainer and mixer taps, Integrated induction hob with extractor fan over and oven under, spot lights, tiled splash backs, radiator, power points, space for fridge freezer, dish washer and washing machine, coving, wall mounted boiler, new laminated wood flooring, newly painted.

First floor landing

Access to loft space, power points. doors to all rooms, double glazed frosted window to side aspect.

Bedroom 1 11' 5" by 10' 7" (3m 48cm by 3m 23cm), ()

Double glazed window to front aspect with fitted blinds, radiator, coving, power points, TV point, mirrored fitted wardrobes, newly painted.



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 11' 5" by 11' (3m 48cm by 3m 35cm), (I)

Double glazed window to rear aspect with fitted blinds, radiator, coving, power points, TV point, fitted wardrobes, newly painted.

Bedroom 3 9' 6" by 9' (2m 90cm by 2m 74cm), (I)

Double glazed window to rear aspect with fitted blinds, radiator, coving, power points, TV point, newly painted.

Bathroom

2 x dual aspect Obscure double glazed windows to front and side aspect, modern White 3 piece suite incorporating, hand wash basin with mixer taps, low level flush toilet, panel enclosed bath with mixer taps, wall mounted electric shower, heated towel rail, fully tiled splash backs, spot lights, tiled flooring, extractor fan.


Rear garden


Approx 50ft rear garden with mature shrub borders, mainly laid to lawn, outside tap, light and power point, gated side access, wood shed, small patio.

Garage

Up and over door to front aspect with power and lighting.



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		
	73	87
England & Wales	EU Directive 2002/91/EC 	

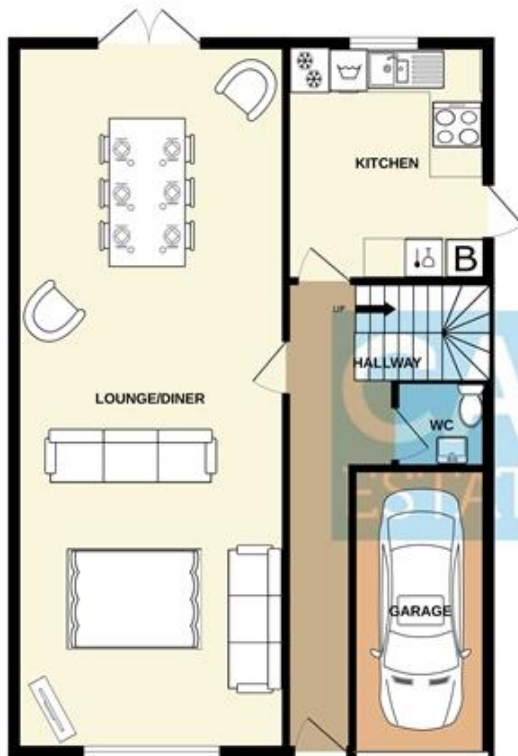
Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	75	87
England & Wales	EU Directive 2002/91/EC 	

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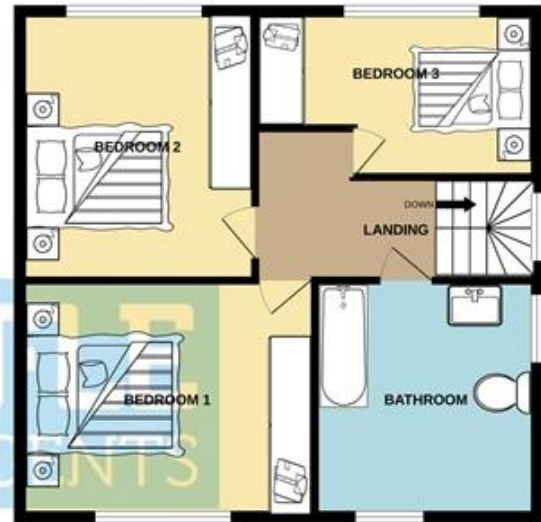


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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