



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



## Leighlands Road, South Woodham Ferrers

VERY WELL PRESENTED: Castle Estate Agents are delighted to offer FOR SALE this TWO DOUBLE BEDROOM TERRACED family home Centrally located for TOWN CENTER, SCHOOLS, STATION and quick access A130, benefiting from a KITCHEN/DINER, MODERN family bathroom, APPROX 70FT REAR GARDEN and PARKING X 2 CARS.

- 2 Double Bedrooms
- Approx 70ft Garden
- Kitchen/Diner
- Walk to Station
- Walk to local schools
- Terraced house
- Allocated parking x 2
- Close to town center
- Ideal first time purchase
- Very well presented

**£310,000 Freehold**

## Front aspect

Mainly laid to lawn, pathway leading to double glazed door with frosted glass inset to:

## Lounge 17' 3" by 12' 3" (5m 26cm by 3m 73cm)

Laminated wood flooring, doors to all rooms, stairs to first floor, power points, tv point, 2 x radiators, coving, double glazed window to front aspect with fitted blinds, under stair cupboard.



## Kitchen/Diner 12' 4" by 9' 2" (3m 76cm by 2m 79cm), (I)

Double glazed window and door to the rear aspect with fitted blinds, tiled flooring, eye level and base level units incorporating a 4 ring ceramic hob with under oven and over extractor fan, space for fridge/freezer and washing machine, boxed edge work surfaces incorporating a stainless steel sink with mixer taps, power points, tiled splash backs, coving, down lighters and radiator.



## First floor landing

Doors to all rooms, loft access, power points.

## Bedroom 1 10' 2" by 9' (3m 10cm by 2m 74cm), (I)

Radiator, tv point, double glazed window to rear aspect with fitted blinds, power points, mirrored fitted wardrobes, coving.



## Bedroom 2 10' 1" by 8' 8" (3m 7cm by 2m 64cm), (I)

Radiator, tv point, double glazed window to front aspect with fitted blinds, power points, mirrored fitted wardrobes, coving.



## Family bathroom

3 Piece White suite comprising of a low level flush toilet, floating hand wash basin with vanity and mixer taps, panel enclosed bath with wall mounted mixer taps and over rain fall shower attachment, fully tiled splash backs, down lighters, tiled flooring, extractor fan, heated towel rail.



*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.*



## Rear garden

Enclosed rear garden with paved patio area, Astro turfed, mature shrubs and borders, outside tap and lights, rear access, large decking area, wood shed to rear.

## Agents notes

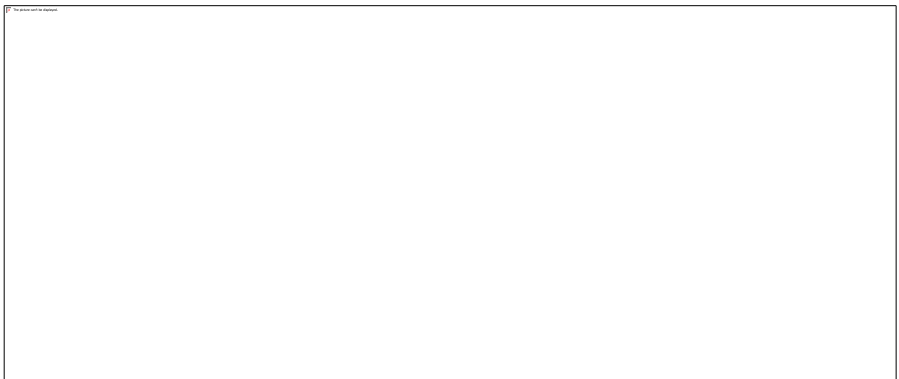
2 x allocated parking spaces.

## Agents notes

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER CASTLE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



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