



Carlton Avenue, Westcliff on sea

OPEN PLAN LIVING: Castle Estate Agents are pleased to offer FOR SALE this very well presented 2 DOUBLE BEDROOM semi-detached bungalow set on this sought after road within easy access to SOUTHEND HOSPITAL, AIRPORT, A127 local shops and all bus routes and benefits from OFF STREET PARKING X 2 CARS.

- 2 Double bedrooms
- Approx 40ft rear garden
- Off street parking
- Open plan living
- Close to hospital
- Semi-detached bungalow
- South facing
- Garage
- Excellent condition
- Walk to local shops and buses

£315,000 Freehold

Front aspect

Mainly laid to lawn, mature shrub borders, gated side access, double glazed double doors to porch, leading to double glazed door with frosted glass inset to hallway.

Hallway

Doors to all rooms, laminated wood flooring, power points, radiator, storage cupboard.

Open plan Lounge/Dining/Kitchen 25'1" by 15'8" (7m 65cm x 4m 78cm)

Kitchen area consists of down lighters, 2 x double glazed window to rear aspect, loft access, laminated wood flooring, eye level and base level units, roll top work surfaces with stainless steel 1 1/4 bowl sink and single drainer, 4 ring gas hob with oven under and extractor hood overhead, integrated fridge/freezer, dishwasher and washing machine, Lounge/Dining area consists of laminated wood flooring, radiator, power points, tv point, double glazed French doors to the rear aspect.

Bedroom 1 14'0" by 11'6" (4m 27cm x 3m 51cm)

Double glazed lead light boxed bay window to front aspect, radiator, power points, tv point, feature fire place with wood surround tiled plinth, marble heath and electric fire inset.

Bedroom 2 10'10" by 10'9" (3m 30cm x 3m 28cm)

Double glazed lead light window to front, radiator, power points, fitted wardrobe.

Bathroom 11'7" by 5'1" (3m 53cm x 1m 55cm)

Four piece White suite comprising of low level flush toilet, wash hand basin with mixer taps, shower cubicle with wall mounted mains shower, panel enclosed bath with mixer taps and shower attachment, heated towel rail, wall mounted boiler, smooth ceiling, obscure double glazed window to side, tiled splash backs, extractor fan.



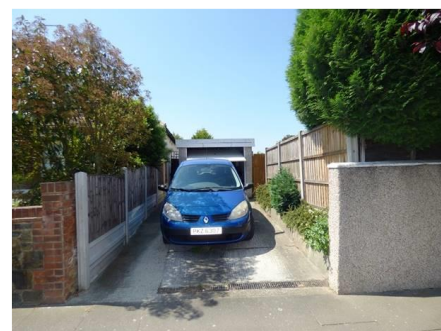
Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply 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

Approx 40ft in length, mainly laid to lawn, mature side borders, gated rear and side access, paved patio area, outside tap, potential for either an extension or conservatory STPP, wood shed to remain.

Garage/Parking

Access via Hobleythick lane for off street parking leading to the garage with up and over door with power and lighting, gated access to rear garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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