



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



Spencer Court, South Woodham Ferrers

AVAILABLE NOW: Castle Estate Agents are pleased to offer FOR LET this delightful TWO DOUBLE BEDROOM semi-detached house providing a MODERN KITCHEN/DINER and BATHROOM, DOUBLE GLAZING, gas central heating, GARAGE, OFF STREET PARKING, LARGE REAR GARDEN, EXCELLENT LOCATION, WALK TO TOWN CENTER.

- Two Double bedrooms
- Garage to side
- Kitchen/Diner
- Gas central heating
- Walk to Town center
- Semi-Detached house
- Off street parking
- Double glazed windows
- Long let
- Walk to local schools

£1300 PCM

Front aspect

Mature borders, walk way, outside light, gated side access, double glaze door with frosted glass insets to inner hallway:



Hallway

Doors to all rooms, laminate wood flooring, meter cupboard, stairs to first floor.

Lounge 13' 9" by 9' 4" (4m 19cm by 2m 84cm), (I)

Coving to a textured ceiling, newly cleaned fitted carpet, radiator, tv point, double glazed bay window to the front aspect, power points.



Kitchen/Diner 12' 6" by 9' 2" (3m 81cm by 2m 79cm), (I)

Good sized kitchen/diner with a range of base and eye level units, integral oven, four ring electric hob with extractor over, tiled splashbacks, stainless steel 1 1/4 bowl sink/drainers with mixer taps, large under stairs storage, double glazed window and double glazed door to rear aspect, wall mounted boiler.



Landing

Carpeted, loft access.

Bedroom 1 10' 2" by 9' 4" (3m 10cm by 2m 84cm), (I)

Coving to a textured ceiling, radiator, fitted carpet, built in wardrobe, double glazed window to the front aspect.



Bedroom Two 12' 6" by 6' 8" (3m 81cm by 2m 3cm), (I)

Coving to a textured ceiling, radiator, fitted carpet, double glazed window to the rear aspect.



Bathroom

Fully tiled bathroom with 3 piece White suite comprising of a panel enclosed bath with mixer taps, hand was basin, low level flush WC, frosted double glazed window to rear aspect, 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


Commencing with a paved patio area, mainly laid to lawn, selection if borders and shrubs, side gate, outside tap, personal door to garage.

Garage and Parking

Garage has up and over door to front, personal door to rear, power and light connected.
Driveway parking available in front.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92-100) A		86	
(81-91) B			
(69-80) C			
(55-68) D	69		
(39-54) E			
(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	<div>70</div>	86
(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		
England & Wales		EU Directive 2002/91/EC 

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