



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



East Bridge Road, South Woodham ferrers

STUNNING PROPERTY: Castle Estate Agents are delighted to offer FOR SALE this 3 BEDROOM 2 RECEPTION SEMI-DETACHED HOUSE, situated in this quiet sought after position within easy walking distance to LOCAL SHOPS, STATION, BARS, RESTAURANTS, BUS ROUTES, LOCAL SCHOOLS and quick access A130.

- 3 Bedrooms
- Open plan Kitchen/Diner
- Approx 40ft garden
- Walk to Station
- Walk to local schools
- Semi-detached house
- Off street parking
- Seperate wc
- Walk to shops, bars, restaurants
- Excellent condition

£424,995 Freehold

Front aspect

Block paved off street parking, Astro turfed, outside light, double glazed door with frosted glass inset and side panel windows to:

Hallway

Doors to all rooms, stairs to first floor, power points, radiator in cover, under stair cupboard, tiled flooring.

Down stairs wc

2 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, radiator, tiled flooring and splash backs, down lighters and extractor fan.

Office 10' 1" by 8' 7" (3m 7cm by 2m 62cm), (I)

Double glazed window to the front aspect with fitted shutters, radiator, power points, tv point, down lighters.

Lounge 13' 5" by 10' 6" (4m 9cm by 3m 20cm), (I)

Double glazed window to front aspect with fitted shutters, coving, vertical radiator, power points, tv point, feature fire place, double doors to:

Open plan kitchen/Diner 26' 7" by 11' (8m 10cm by 3m 35cm), (I)

Double glazed window with fitted shutters and Bi fold doors to the rear aspect, power points, down lighters, tiled flooring, White eye level and base level units incorporating 4 ring ceramic hob, extractor fan over, fitted double oven, integral fridge freezer, wine cooler and dish washer, breakfast bar, boxed edge work surfaces incorporating a sunken enamel sink and drainer with mixer taps, power points, matching splash backs, tiled flooring, down lighters, sky light, tv point and 2 x vertical radiators.

Utility room 5' by 5' 4" (1m 52cm by 1m 63cm), (I)

White eye level and base level units with boxed edge work surfaces and matching splash backs, tiled flooring, space for washing machine and tumble dryer, down lighters.



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.

First floor landing

Doors to all rooms, loft access, power points, coving, double glazed window to side aspect with fitted shutters.

Bedroom 1 12' 8" by 10' 3" (3m 86cm by 3m 12cm), (I)

Double glazed window to the front aspect with fitted shutters, coving, down lighters, power points, tv point, radiator, fitted mirrored wardrobes, storage cupboard.



Bedroom 2 9' 6" by 9' 4" (2m 90cm by 2m 84cm), (I)

Double glazed window to the rear aspect with fitted shutters, coving, power points, tv point, radiator.



Bedroom 3 9' 4" by 6' 6" (2m 84cm by 1m 98cm), (I)

Double glazed window to the front aspect with fitted shutters, coving, power points, tv point, radiator built in wardrobe.

Bathroom

Heated towel rail, fully tiled, 3 piece white suite comprising of a low level flush toilet and hand wash basin in vanity unit with mixer taps, Panel enclosed bath mixer taps and wall mounted mains shower over, double glazed frosted window to the rear aspect, tiled flooring, down lighters.



Rear garden

Measuring approx 40ft, paved patio, Astro turfed, outside light, outside tap, leading to:

Summer house 14' by 10' (4m 27cm by 3m 5cm), (I)

Outside lights double glazed windows and French doors to internal with spot lights, new flooring and built in bar.



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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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.



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.



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.