



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



## Queen Anne's Drive, Westcliff on Sea

IDEAL FIRST TIME BUYER OPPORTUNITY: Castle Estate Agents are pleased to offer FOR SALE this 3 bedroom SEMI-DETACHED house set in this QUIET location within easy walking distance to local shops & bus routes, local schools, HOSPITAL, quick access to the A127 & AIRPORT, with APPROX 200FT REAR GARDEN.

- 3 Bedrooms
- Garage
- Earls Hall School catchment area
- Approx 200ft rear garden
- Walk to shops and buses
- Semi-detached house
- Chain free
- Off street parking x 2 cars
- Brilliant family home potential
- Close to hospital

**£330,000 Freehold**

## Front aspect

Hard standing off street parking x 2 cars, outside light, mainly laid to lawn, mature shrub borders, gated side access, up and over door to garage, double glazed door and side panel window with frosted glass insets to:



## Inner hallway

Stairs to first floor, power points, doors to all rooms.

## Lounge 17' 6" by 14' 3" (5m 33cm by 4m 34cm), max

Double glazed window and door to the rear aspect, power points, tv point, tiled feature fire place with electric fire inset, service hatch.



## Kitchen 12' 6" by 9' 3" (3m 81cm by 2m 82cm), ()

Eye level and base level units with x 2 display units, double glazed window to front aspect, roll top work surfaces incorporating 2 round bowl sink and single drainer with mixer taps, power points, space for fridge freezer, washing machine, tiled splash backs, storage cupboard, service hatch, telephone point.



## First floor landing

Doors to all rooms, loft access.

## Bedroom 1 17' 5" by 11' (5m 31cm by 3m 35cm), ()

Double glazed window to the rear aspect, power points.



## Bedroom 2 10' 9" by 9' 9" (3m 28cm by 2m 97cm), ()

Double glazed windows to the front aspect, power points.

## Bedroom 3 10' by 6' 5" (3m 5cm by 1m 96cm), ()

Double glazed windows to the front aspect, power points.



## Bathroom

3 Piece White suite comprising of a low level flush toilet, hand wash, panel enclosed bath, Frosted double glazed window to the side aspect, tiled splash backs.

## Rear garden

Approx 200ft, outside tap, mainly laid to lawn, outside light, mature shrub and tree borders, gated side access.

## Garage

Up and over door with power and lighting.

## Agents notes

We believe there to be a Badgers set to the rear of the garden.



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	21	86
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	86
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	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.



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