



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



## Suffolk Avenue, Leigh on sea

CALLING ALL FIRST TIME BUYERS: Castle Estate Agents are pleased to offer FOR SALE this UP GRADED 2 DOUBLE BEDROOM end of terraced ideal starter home set in this quiet location within easy walking distance to all Westcliff high schools for girls and boys, benefiting from OFF STREET PARKING and GARAGE

- 2 Double bedrooms
- Off street parking
- Conservatory
- Quiet location
- Low maintenance garden
- End of terrace
- Garage
- Gas central heating
- Many updates
- Close to High schools

**£309,995**

## Front aspect

Small front garden with graveled area, gated side access and own double glazed front door with frosted glass insets to:

## Hallway

Doors to all rooms, stairs to first floor, coving, under stair cupboard, radiator, power points and telephone point.

## Lounge 13' 4" by 12' 8" (4m 6cm by 3m 86cm)

Coving, radiator, power points, tv point, double glazed sliding patio doors to to:

## Conservatory 13' 3" by 9' 4" (4m 4cm by 2m 84cm)

Double glazed windows to three sides and French doors to rear aspect with fitted blinds, down lighters, radiator, power points.

## New Kitchen 10' by 6' 7" (3m 5cm by 2m 1cm)

Down lighters, double glazed window to front aspect, White high gloss eye level and base level units incorporating a 5 ring gas hob, double oven, over extractor fan, roll top work surfaces, incorporating a 1 1/4 bowl composite sink with mixer taps, space for washing machine and fridge freezer, power points.

## Landing

Loft access, doors to all rooms.

## Bedroom 1 12' 7" by 9' 4" (3m 84cm by 2m 84cm)

Coving, down lighters, power points, tv point, radiator, fitted wardrobes, double glazed window to front aspect.

## Bedroom 2 12' 7" by 8' 4" (3m 84cm by 2m 54cm), ( )

Coving, down lighters, power points, tv point, radiator, storage cupboard, double glazed window to front aspect.



*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.*



## New Bathroom 6' 3" by 5' 7" (1m 90cm by 1m 70cm)

Down lighters, double glazed frosted window to side aspect, fully tiled, heated towel rail, 3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, double shower cubicle with wall mounted rainfall shower over.



## Rear garden

Approx 40ft, mainly Astro turfed, outside tap and light, gated access to parking and garage.



## Garage

Parking space With up and over door to garage with power and lighting.



### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92-100) A                                  |                         | 89        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | 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  |                         | 89        |
| (81-91) B   |                         |           |
| (69-80) C   | 75                      |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

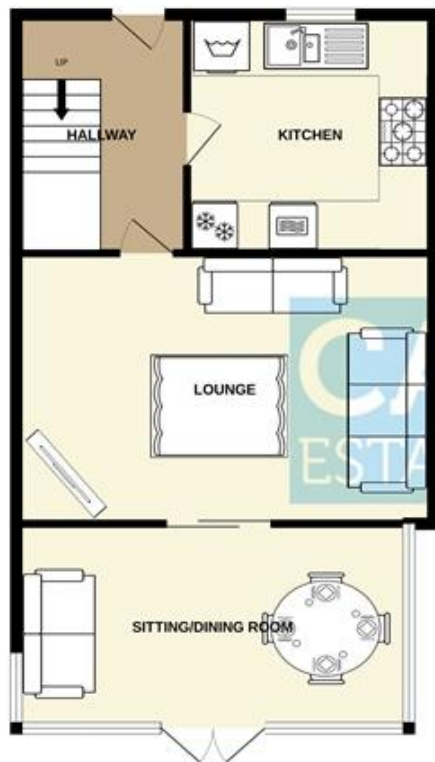


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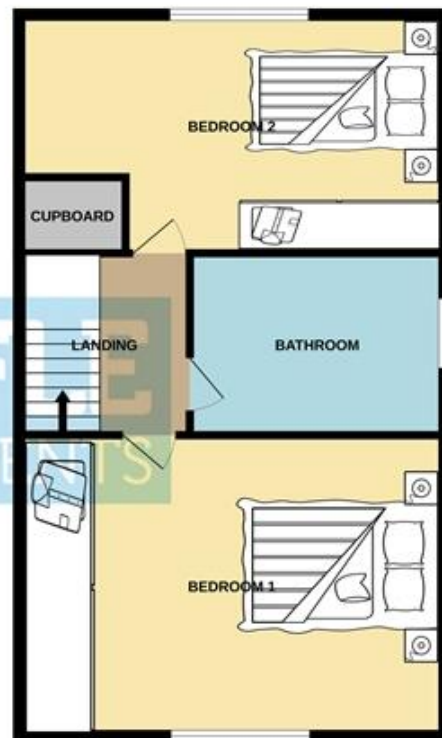


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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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