



BRITISH  
PROPERTY  
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN  
LEIGH-ON-SEA



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2017



GOLD WINNER

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## Albany Avenue, Westcliff on sea

CALLING ALL FIRST TIME BUYERS: Castle Estate Agents are pleased to offer FOR SALE this spacious 2 DOUBLE bedroom 3 reception mid-terraced house set on this quiet road set within a short walk to SOUTHEND STATION, PARK, local SHOPS, RESTAURANTS, all BUS ROUTES and WEST FACING REAR GARDEN.

- 2/3 Double Bedrooms
- Original features
- Dining room
- West facing garden
- Walk to shops and restaurants
- Mid-terraced house
- 3 Receptions
- Walk to Southend station
- Walk to all bus routes
- Ideal first time purchase

**£279,995 Freehold**

## Front aspect

Shingled area, outside light, double glazed door with frosted glass inset to:

## Hallway

Doors to all rooms, Stairs to first floor, dado rail, radiator, original coving, engineered flooring, 2 x under stair cupboards, space for fridge freezer, telephone point.

## Lounge 13' 8" by 11' 7" (4m 17cm by 3m 53cm), (I)

Double glazed bay window to the front aspect with fitted blinds, radiator, power points, tv points, original coving, picture rail, tiled feature fire place, engineered flooring, wall mounted lights.

## Reception 2/bedroom 3 11' 5" by 9' 7" (3m 48cm by 2m 92cm), (I)

Double glazed window to the rear aspect, radiator, power points, tv point, engineered flooring, coving.

## Dining room 9' 7" by 9' 5" (2m 92cm by 2m 87cm), (I)

Double glazed window to the side aspect, radiator, power points, engineered flooring, wall mounted lights.

## Kitchen 9' 5" by 5' 4" (2m 87cm by 1m 63cm), (I)

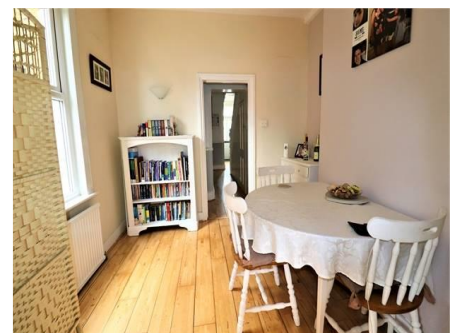
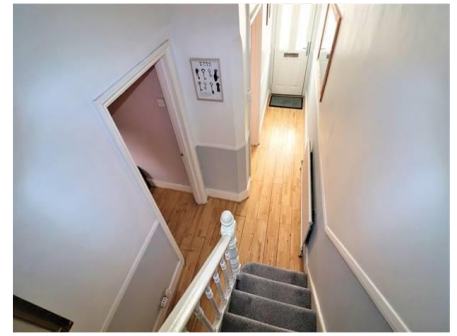
Double glazed window to the rear aspect and double door to rear aspect, power points, eye level and base level unit, roll top work surfaces incorporating and a stainless steel sink and single drainer with mixer taps, space for washing machine, 4 ring gas hob with under oven and over extractor, tiled splash backs, power points, tiled flooring, down lighters.

## First floor landing

Doors to all rooms, loft access, part boarded, power and lighting, power points, large storage cupboard.

## Bedroom 1 15' by 11' 5" (4m 57cm by 3m 48cm), (I)

2 x Double glazed leaded window to the front aspect with fitted blinds, radiator, power points, tv point, wall mounted lights, picture rail, cast iron feature fire place.



*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.*

## Bedroom 2 11' 5" by 9' 6" (3m 48cm by 2m 90cm), (I)

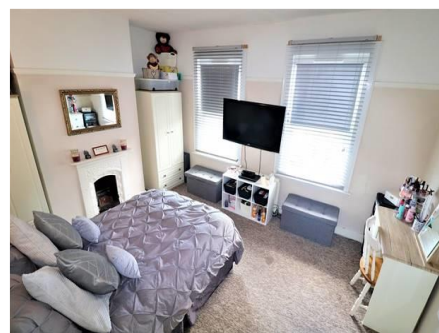
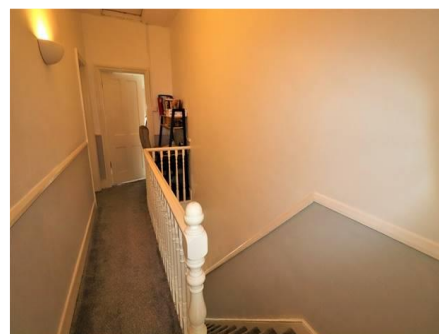
Double glazed window to the rear aspect, radiator, cast iron feature fire place, power points, tv point, storage cupboard.

## Bathroom 9' 7" by 9' 4" (2m 92cm by 2m 84cm), (I)

Double glazed frosted window to the rear aspect, 3 piece White suite consisting of a hand wash basin, panel enclosed bath with mixer taps and shower attachment, radiator, tiled splash backs, cast iron feature fire place.

## Rear garden

Approx 40ft, mainly laid to lawn, mature side borders, paved patio area, outside tap, wood shed to rear.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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