



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



## Fremantle Close, South Woodham Ferrers

IDEAL FAMILY HOUSE: Castle Estate Agents are delighted to offer FOR SALE this very well presented 3 BEDROOM SEMI-DETACHED HOUSE situated on this quiet sought after road within easy walking distance to STATION, LOCAL SHOPS, BARS, RESTAURANTS and BUS ROUTES, benefiting from OFF STREET PARKING.

- 3 Bedrooms
- Separate dining room
- Garage
- Approx 70ft garden
- Walk to local schools
- Semi-detached house
- Off street parking
- Garden room
- Walk to shops, bars, restaurants
- Walk to Station

**£419,995 Freehold**

## Front aspect

Block paved off street parking, outside lights, gated side access, Door to garage, double glazed door with frosted glass inset to:

## Hallway

Laminated wood flooring, doors to all rooms, coving, stairs to first floor, power points, radiator.



## Cloakroom

Double glazed frosted Georgian style window to front aspect, heated towel rail, tiled flooring, fully tiled splash backs, 2 piece White suit comprising of a low level flush toilet and hand wash basin in vanity uni with mixer taps, down lighters.



## Lounge 17' 3" by 11' 5" (5m 26cm by 3m 48cm), (I)

Double glazed Georgian style window to the side aspect, coving, 2 x radiator, power points, tv point, feature fire place, storage cupboard, arch to:



## Dining room 16' 3" by 9' 5" (4m 95cm by 2m 87cm), (I)

Double glazed Georgian style window with fitted blinds and French doors to the rear aspect, coving, laminated wood flooring, power points, radiator.



## Kitchen 9' 7" by 9' 6" (2m 92cm by 2m 90cm), (I)

Dual aspect Double glazed Georgian style windows with fitted blinds to the front and side aspect, tiled flooring, eye level and base level units incorporating a space for a gas cooker and over extractor fan, fridge freezer, dishwasher and washing machine, roll top work surfaces incorporating a stainless steel 1 1/4 bowl sink and single drainer with mixer taps, power points, matching tiled splash backs, spot lights, radiator.



## First floor landing

Doors to all rooms, loft access, power points, coving, storage cupboard and glass balustrade.

*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 1** 11' 6" by 10' 6" (3m 51cm by 3m 20cm), (1)

Double glazed Georgian style window to the front aspect with fitted blind, coving, power points, tv point, fitted wardrobes with sliding doors, radiator.

### **Bedroom 2** 11' 9" by 9' 3" (3m 58cm by 2m 82cm), (1)

Double glazed Georgian style window to the front aspect, coving, power points, tv point, radiator.

### **Bedroom 3** 8' by 7' (2m 44cm by 2m 13cm), (1)

Double glazed Georgian style window to the front aspect with fitted blind, coving, power points, radiator.

### **Family bathroom**

3 Piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed p shaped bath with mixer taps and shower attachment, fully tiled splash backs with matching tiled flooring, Double glazed frosted window to the front aspect, down lighters, heated towel rail, extractor fan.

### **Rear garden**

Approx 70ft, paved patio, outside lights and tap, mainly laid to lawn, mature shrub borders, gated side access, bbq area to rear and outside entertainment covered area to rear of garden with brick build bar area.

### **Garage**

Up and over door with power, lighting and double glazed door to rear access..



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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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