



BRITISH
PROPERTY
AWARDS

2018



GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



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2017



GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Dunster Avenue, Westcliff on sea

CALLING ALL INVESTERS: Castle Estate agents are pleased to offer FOR SALE this 2 DOUBLE BEDROOM end of terraced house set on this quiet road within easy walking distance to LOCAL SHOPS, a127 and bus routes, this property benefits from potential OFF STREET PARKING STPP and South facing rear garden.

- 2 Double bedrooms
- Open plan living
- Close to A127
- South facing rear garden
- Walk to all bus routes
- End of terraced house
- Ideal investment
- Walk to local shops
- Close to Southend Airport
- Ideal first time purchase

£229,950 Freehold

Front aspect

Gated side access, mainly laid to lawn, mature shrub borders, hard wood front door with frosted glass insets to:

Lounge area 18' by 12' 8" (5m 49cm by 3m 86cm), (I)

Stairs to first floor, double glazed window to the side aspect and double glazed bay window to the front aspect, power points, 2 x radiators, tv points, coving, feature fire place with wood surround, L shaped to:



Dining area 8' 8" by 7' 9" (2m 64cm by 2m 36cm), (I)

Radiator, power points, hardwood double doors to the rear aspect.



Kitchen

Eye level and base level units incorporating roll top work surfaces with a stainless steel sink and single drainer with mixer taps, space for fridge freezer cooker and washing machine, double glazed window to the rear aspect, wall mounted boiler untested, tiled splash backs.



First floor landing

Doors to all rooms, double glazed frosted window to the side aspect, loft access.

Bedroom 1 14' 8" by 10' 4" (4m 47cm by 3m 15cm), (I)

Radiator, double glazed bay window to the front aspect, power points, built in cupboard.



Bedroom 2 11' 6" by 11' (3m 51cm by 3m 35cm), (I)

Radiator, double glazed bay window to the rear aspect, power points.



Bathroom

3 piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps, tiled splash backs, double glazed frosted window to the rear aspect, radiator.

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.

Rear garden

Approx 40ft South facing, mainly laid to lawn, gated side access, outside tap, paved patio.



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		
Not energy efficient - higher running costs		
	42	80
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	36	77
England & Wales	EU Directive 2002/91/EC	

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