



BRITISH
PROPERTY
AWARDS

2018

★★★★★

GOLD WINNER

ESTATE AGENT IN
LEIGH-ON-SEA



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2017

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GOLD WINNER

ESTATE AGENT
IN LEIGH-ON-SEA



Prittlewell Chase, Westcliff on sea

COMPLETELY REFURBISHED: Castles Estate Agents are pleased to offer for sale this BEAUTIFULLY PRESENTED 3 BEDROOM semi-detached bungalow set in this ideal position for SOUTHEND HOSPITAL, AIRPORT, TOWN CENTRE, A127, local shops, all bus routes, EARLS HALL JUNIOR SCHOOL and CHASE HIGH SCHOOL.

- Semi-Detached
- Approx 60ft rear garden
- Completely refurbished
- Double glazed
- New flooring throughout
- 3 Bedrooms
- South facing
- Gas central heating
- Off street parking x 5 cars
- First to see will buy

£350,000 Freehold

Front aspect

Block paved off street parking for up to 5 vehicles, mature Shrub borders, shared side drive with gated side access, outside lights, new double glazed front door with glass insets leading to:

Hallway

Doors to all rooms, Radiator, telephone point, coving, loft access, new flooring.

Lounge 16' 9" by 12' (5m 11cm by 3m 66cm), ()

Double glazed leaded bay window to the front aspect and double glazed leaded windows to side aspect with a further feature frosted triangle window to the side aspect, new laminated wood flooring, power points, radiator, coving, tv point.

New Kitchen 13' 6" by 8' 7" (4m 11cm by 2m 62cm), ()

Double glazed windows and door to the rear aspect, tiled splash backs, White high gloss eye level and base level units, boxed edge work surfaces, composite sink and single drainer and mixer taps, Built in 4 ring gas hob, double oven, over extractor fan over, integral washing machine and fridge freezer, power points, tiled flooring, down lighters coving, built in breakfast bar, new laminated wood flooring, cupboard housing boiler.

Bathroom

4 piece white suite comprising of low level flush toilet and hand wash basin with mixer taps, fully tiled walls and flooring, 2 x frosted double glazed windows to the side, shower cubicle with a wall mounted mains shower over, coving, down lighters, radiator, storage cupboard.

Bedroom 1 11' 8" by 10' 9" (3m 56cm by 3m 28cm), ()

Double glazed window to the front aspect, power points, coving, new laminated wood flooring, radiator.

Bedroom 2 12' by 10' 9" (3m 66cm by 3m 28cm), ()

Power points, coving, radiator, double glazed double French doors to the rear aspect, new laminated wood flooring.



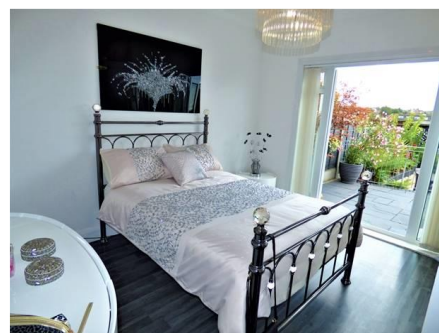
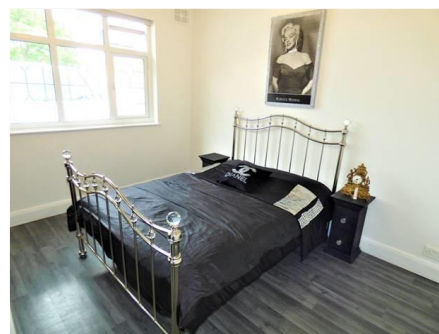
Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply 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 3 9' 5" by 8' 2" (2m 87cm by 2m 49cm), (I)

Power points, coving, radiator, double glazed window to the side aspect, new laminated wood flooring.

Rear garden

Measuring approximately 60ft , Raised paved patio area with stairs leading down to large shingled area and patio, mature shrub boarders, gated side access, outside tap, outside lighting, covered area to rear being used as a gym with a door to a large brick built shed with power, lighting and window to garden.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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