



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



Vale Avenue, Southend on Sea

SOUTH FACING GARDEN: Castle Estate Agents are delighted to offer FOR SALE this VERY WELL PRESENTED 2 DOUBLE BEDROOM DETACHED BUNGALOW situated in this QUIET LOCATION being easy walking distance to STATION, shops, bars, restaurants and all BUS ROUTES, benefiting from OFF STREET PARKING X 2 CARS

- Detached bungalow
- Off street parking x 2 cars
- Modern bathroom
- En-Suite
- Approx 30ft rear garden
- 2 Double Bedrooms
- kitchen/Diner
- Walk to all amenities
- Walk to Station
- South facing

£375,000 Freehold

Front aspect

Block paved off street parking x 2 cars, mainly laid to lawn, Solar panels on roof to rear, gated side access x 2, outside light, double glazed front door with frosted glass inset window to:

Entrance hall

Radiator, laminated wood flooring, loft hatch to loft with power and lighting, power points, alarm system and cctv, down lighters, coving, doors to all rooms.

Lounge 13' 5" by 13' 2" (4m 9cm by 4m 1cm), (I)

Double glazed window to front aspect, carpeted, radiator, coving, power points and tv point.

Kitchen/Diner 22' 6" by 11' 2" (6m 86cm by 3m 40cm), (I)

Modern fitted kitchen with laminated wood flooring, double glazed window to front aspect, double glazed door to side aspect and double glazed French doors to rear aspect out to garden, inset down lighters and radiator. The kitchen has a range of White wall and base units, boxed edge wood work surfaces, matching splash backs and stainless steel sink with single drainer and mixer tap. Integrated appliances include dishwasher, washing machine, tumble dryer, induction hob, under oven and over extractor fan, power points, coving, open to DINING AREA.

Bedroom 1 12' 2" by 8' 5" (3m 71cm by 2m 57cm), (I)

Bedroom to rear aspect with double glazed window, radiator, power points, 2 x fitted mirrored wardrobes and fitted carpet.

En-Suite

Down lighters, extractor fan, 3 piece White suite comprising of low level flush toilet, hand wash basin in vanity unit with mixer taps, shower cubicle with wall mounted rainfall shower over, tiled flooring, tiled splash backs, heated towel rail, built in cupboard, double glazed frosted window to side 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.

Bedroom 2 8' 9" by 8' 7" (2m 67cm by 2m 62cm), (I)

Bedroom to rear aspect with double glazed window, radiator, power points, 2 x fitted mirrored wardrobes and fitted carpet.

Family bathroom

Down lighters, extractor fan, 3 piece White suite comprising of low level flush toilet, hand wash basin in vanity unit with mixer taps, panel enclosed bath with mixer taps and shower attachment, tiled flooring, tiled splash backs, heated towel rail.

Rear garden

Well-kept rear garden approx 30ft South facing, commencing with a paved patio area leading to lawn, mature shrubbery, outside lights, power point and tap, large garden shed, gated side access to front x 2.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	95	96
(81-91) B		
(69-80) C		
(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 ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	95	96
(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		
England & Wales	EU Directive 2002/91/EC	

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.



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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix i20002

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.