



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



## St Peters Road, Brentwood

COMPLETELY REFURBISHED: Castle Estate Agents are pleased to offer FOR RENT this large 2 BEDROOM END OF TERRACED COTTAGE set in this ideal location with walking distance to STATION, TOWN CENTRE, bus routes and WARLEY COUNTRY PARK, this property benefits from NEW KITCHEN, BATHROOM and carpets.

- 2 Double bedrooms
- Large rear garden
- Double glazed
- Walk to station
- Walk to town centre
- End of terraced house
- Open house
- Gas central heating
- Walk to Warley park
- Completely refurbished

**£1250 pcm**

## Front aspect

Gated side access, Double glazed front door with frosted glass insets to:



## Lounge 11' 6" by 10' 8" (3m 51cm by 3m 25cm), ()

Double glazed windows to the front aspect, new carpets, newly decorated, power points, tv point, radiator, stairs to first floor.

## Kitchen 11' 8" by 10' 9" (3m 56cm by 3m 28cm), ()

Newly fitted eye level and base level units, roll top work surfaces, stainless steel sink and single drainer with mixer taps, new flooring, 4 ring ceramic hob with under oven and over extractor fan, tiled splash backs, new washing machine, space for fridge freezer and dish washer, double glazed door to rear aspect and radiator.



## First floor landing

Doors to all rooms.

## Bedroom 1 11' 5" by 10' 7" (3m 48cm by 3m 23cm), ()

Double glazed windows to the front aspect, new carpets, newly decorated, power points, tv point, cast iron feature fire place with wood surround.



## Bedroom 2 11' 7" by 8' 5" (3m 53cm by 2m 57cm), ()

Double glazed windows to the rear aspect, new carpets, newly decorated, power points, tv point, cast iron feature fire place with wood surround.




## Bathroom


Newly fitted 3 piece White suite comprising of a low level flush toilet, hand wash basin in vanity unit and mixer taps, panel enclosed bath with mixer taps and shower attachment, tiled splash backs, new flooring, double glazed frosted window to side aspect, heated towel rail.

## Rear garden

Approx 60ft, mainly laid to lawn, mature side borders, wood shed to rear and outside tap.

*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.*

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		83
(55-68) D	55	
(39-54) E		
(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		80
(55-68) D		
(39-54) E	50	
(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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