



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



Thornhill, Leigh on sea

QUIET LOCATION: Castle Estate Agents are pleased to offer FOR SALE this well presented 3 bedroom LINK DETACHED house set on this QUIET CUL DE SAC within easy walking distance to local shops, bus routes and local schools, this property has many benefits including 2 RECEPTIONS, 2 X PARKING SPACES.

- 3 Bedroom
- 2 Receptions
- Walk to local schools
- South facing garden
- Walk to shops and buses
- Terraced house
- Well presented
- Off street parking x 2 cars
- New boiler
- Quiet location

£375,000 Freehold

Front aspect

Hard standing off street parking x 2 cars, outside light, shingled area, mature shrub borders, door to large storage cupboard, double glazed door with frosted glass insets to:



Inner hallway

Coving, radiator, power points, doors to all rooms.

Down stairs WC

2 Piece White suite comprising of a low level flush toilet, hand wash basin, radiator, coving, double glazed frosted window to the side aspect.



Lounge 15' 3" by 14' 1" (4m 65cm by 4m 29cm), (I)

Double glazed sliding patio door to the rear aspect, coving, radiator, power points, tv point, stairs to first floor, wall mounted lights, cupboard housing meters.



Dining room 13' 5" by 9' (4m 9cm by 2m 74cm), (I)

Laminated wood flooring, Double glazed sliding patio door to the rear aspect, power points, down lighters, radiator, wall mounted lights, tv points.



Kitchen 10' 8" by 10' 8" (3m 25cm by 3m 25cm), (I)

White high gloss eye level and base level units with x 2 display units, double glazed window to front aspect, roll top work surfaces incorporating a stainless steel 1 1/4 bowl sink and single drainer with mixer taps, 4 ring gas cooker with under oven and over extractor fan, power points, space for freezer, washing machine and fridge to remain, coving, spot lights.

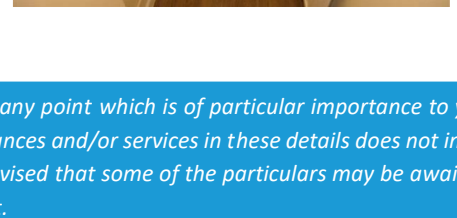


First floor landing

Doors to all rooms, coving.

Bedroom 1 14' 3" by 12' (4m 34cm by 3m 66cm), max

Double glazed window to the rear aspect, coving, radiator, power points.



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 11'4" by 9'0" (3m 45cm x 2m 74cm)

Double glazed windows to the front and rear aspect, radiator, power points.



Bedroom 3

Double glazed window to the front aspect, radiator, power points, large storage cupboard housing the boiler.



Family bathroom

4 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 and shower cubicle with wall mounted electric shower, Frosted double glazed window to the side aspect, tiled splash backs, radiator, tiled flooring, extractor fan, loft access.



Rear garden

Approx 25ft, block paved, outside tap, large storage shed, outside light, mature shrub borders.



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		
	66	82
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		
	67	82
England & Wales	EU Directive 2002/91/EC	

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