



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



Central Avenue, Southend on sea

CALLING ALL FAMILIES: Castle Estate Agents are delighted to offer TO LET this 3 BEDROOM, 2 RECEPTION end of terrace house set in this ideal position for Southend Victoria STATION, bars, restaurants, shops, SEAFRONT and all bus routes, this property has many benefits including a 80ft rear garden.

- 3 Bedrooms
- 2 Receptions
- Gas central heating
- Walk to Station
- Walk to bars and restaurants
- Semi-Detached
- Large lounge
- Approx 80ft rear garden
- Close to local schools
- Walk to sea front

£1450 PCM

Front aspect

Shingled front garden leading to a double glazed door with frosted glass insets to porch with another hardwood door to:

Hallway

Doors to all rooms, radiator, stairs to first floor, laminated wood flooring, power points, under stair cupboard, original coving, dado rail.



Lounge 16' 7" by 11' (5m 5cm by 3m 35cm), (I)

Double glazed bay window to front aspect, original coving to ceiling, ceiling rose, picture rail, 2 x radiators, power points, TV point, laminated wood flooring, cast iron feature fire place.



Dining room 16' 7" by 9' 3" (5m 5cm by 2m 82cm), (I)

Radiator, power points, laminate wood flooring, hardwood window and door to rear aspect, wall mounted boiler.



Kitchen 13' by 7' (3m 96cm by 2m 13cm), (I)

Hardwood door to rear aspect, Range of fitted units to both base and eye level with roll top work surfaces incorporating a stainless steel sink unit with matching drainer, Space for fridge freezer, washing machine. gas 4 ring hob with under oven and extractor over, part tiled walls, radiator, power points, spot lights and new flooring.



First floor landing

Doors to all rooms, new carpets.

Bedroom 1 16' 3" by 9' 9" (4m 95cm by 2m 97cm), (I)

Double glazed bay window to the front aspect, coving 2 x radiator, power points, TV point, new carpets, cast iron feature fire place.



Bedroom 2 14' 2" by 9' 3" (4m 32cm by 2m 82cm), (I)

Double glazed window to the rear aspect, radiator, power points, cast iron feature fire place, built in cupboard, new carpet, tv point and 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 3 9' 3" by 6' 4" (2m 82cm by 1m 93cm), (I)

Double glazed window to front aspect, radiator, power points, new carpets.



Bathroom

Obscure double glazed window to rear aspect, modern White 3 piece suite incorporating a hand wash basin with mixer taps, low level flush toilets, panel enclosed bath with mixer taps and shower attachment, radiator, tiled splash backs, loft access, new flooring.



Rear garden

Approx 80ft rear garden with 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		
	51	81
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		
	57	81
England & Wales	EU Directive 2002/91/EC	



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