



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



Woodfield Road, Leigh on sea

WALK TO EVERYTHING: Castle Estate Agents are pleased to offer FOR RENT this rarely on the market 2 bedroom semi-detached house, set on this sought after road in the heart of Leigh on sea within a short walk to CHALKWELL STATION, shops, bars, restaurants, all bus routes and sea front.

- 2 Bedrooms
- Off street parking x 1 car
- Large lounge
- Juliet balcony
- Walk to bars and restaurants
- Semi-detached
- Kitchen diner
- downstairs wc
- Walk to Chalkwell station
- Walk to all bus routes

£1350 PCM

Front aspect

Block paved off street parking x 1 car, outside light, double glazed door with frosted leaded glass insets to:

Inner hallway

Stairs to first floor, power points, radiator.

Downstairs wc

2 piece White suite, low level flush toilet, hand wash basin with mixer taps, down lighters, extractor fan, tiled splash backs, tiled flooring.

Downstairs Kitchen/Diner 17'1" by 11'0" (5m 21cm x 3m 35cm)

Double glazed to front aspect, power points, tv point, radiator, down lighters, eye level and base level units, roll top work surfaces, stainless steel sink and single drainer with mixer taps, stainless steel 4 ring gas hob with under oven and over extractor fan, breakfast bar, power points, tiled splash backs, tiled flooring, space for washing machine and fridge.

First floor lading

Door to lounge and stairs to 2nd floor.

Lounge 20'2" by 15'4" (6m 15cm x 4m 67cm) Max

Double glazed sliding patio doors to juliet balcony and further Double glazed window to the front aspect, 2 x radiators, power points, tv point.

2nd floor lading

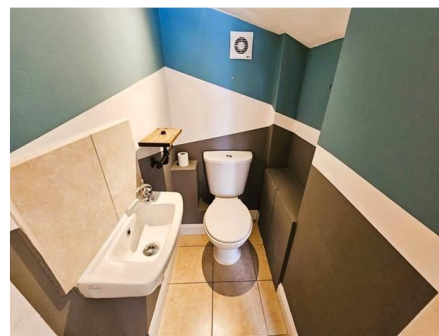
Doors to all rooms, double glazed velux window to the rear aspect.

Bedroom 1 11'9" by 9'0" (3m 58cm x 2m 74cm) Max

Double glazed window to the front aspect, radiator, power points and telephone point.

Bedroom 2 8'6" by 8'3" (2m 59cm x 2m 51cm) Max

Double glazed window to the front aspect, power points, radiator.



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.

Bathroom

Double glazed velux window to the front aspect, 3 piece White suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps, fully tiled, extractor fan, down lighters, tiled flooring, heated towel rail.



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

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		92
(81-91) B		
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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