



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



Ashingdon Road, Rochford

CALLING ALL FIRST TIME BUYERS: Castles Estate Agents are pleased to offer FOR SALE this NEW TO THE MARKET 2 DOUBLE BEDROOM FIRST FLOOR MAISONETTE set in this excellent location within easy walking distance to the LOCAL SHOPS, BUS ROUTES, and a short drive to STATION, TOWN CENTER and AIRPORT.

- 2 Double bedroom
- Sought after location
- Communal gardens
- Long lease
- Walk to local shops
- First floor massonette
- Kitchen/Diner
- Off street parking x 2
- Gas central heating
- Walk to Station

£250,000 Leasehold

Front aspect

Hard standing off street parking x 2 cars, access to the side may be restricted for larger vehicles, outside lights, gated side access to rear entrance and double glazed door with frosted leaded stained glass insets to stairs to first floor:

Lounge 14' 2" by 12' 8" (4m 32cm by 3m 86cm), (I)

Double glazed window to rear aspect, radiator, power points, stairs to first floor and under stair store cupboard, door to:

Kitchen/Breakfast room 13' 1" by 8' 7" (3m 99cm by 2m 62cm), (I)

Double glazed window to rear and side aspect, base and eye level units, boxed edge work surfaces incorporating a stainless steel single drainer sink unit with mixer taps, part tiled walls, Breakfast Bar, Glow Worm wall mounted boiler. radiator. plumbing for washing machine, power points, laminated wood flooring, space for electric cooker.

Cloak room

Door to lobby area and door to White low level flush toilet, Obscure double glazed high level window to side aspect, pedestal wash basin, radiator, splash backs.

Stairs to 2nd floor.

Doors to all rooms.

Bedroom 1 14' 3" by 10' 1" (4m 34cm by 3m 7cm), (I)

Double glazed window to rear and side aspects, radiator, power points.

Bedroom 2 11' 4" by 10' 4" (3m 45cm by 3m 15cm), (I)

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

Bathroom

Obscure Double glazed window to side aspect, 3 piece White comprising of a Paneled enclosed bath with shower over and glass shower screen, low level flush toilet, vanity unit with wash basin and mixer taps. radiator, fully tiled.



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.

Rear garden

Large communal garden, commencing hard standing area leading to lawn and pathway, timber store shed.

Garage and parking.

Semi detached single garage with access to rear garden, up and over garage door. Parking in front of garage with access in Clifton Rd.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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