



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



Boleyn Close, Leigh On Sea

THE QUIET LIFE: Castles Estate Agents are pleased to offer FOR SALE this 2 DOUBLE BEDROOM semi-detached bungalow set in this quiet CUL-DE-SAC within easy walking distance to the LOCAL SHOPS, RESTAURANTS, BARS, BUS ROUTES, FAIRWAYS LOCAL SCHOOLS, QUICK ACCESS A127 and a short drive to LEIGH STATION.

- Semi-Detached bungalow
- Three tiered rear garden
- Off street parking x 3 cars
- Double glazed
- Summer house
- 2 Double bedrooms
- Conservatory
- Gas central heating
- Converted garage
- Quiet location

£399,995 Freehold

Front aspect

Graveled off street parking x 3 cars, mature plant borders, outside lights, gated side access, steps leading to double glazed door with frosted side paneled windows opening to:

Entrance hall

Laminate wood flooring, radiator, double glazed windows to side, access to loft space with power, lighting and ladder, smooth ceiling with fitted Down lighters, doors to all rooms:

Lounge 14' 11" by 10' 10" (4m 55cm by 3m 30cm), ()

Carpeted, brick built feature fire place with log burner, 2 x radiators, double glazed window to front aspect with fitted blinds, sliding patio doors to conservatory, coving to ceiling, power points, tv point.

kitchen 10' 2" by 9' 8" (3m 10cm by 2m 95cm), ()

A range of wall and base units with roll top work surfaces incorporating a round stainless steel sink with mixer taps, integrated mid-height oven and ceramic hob with extractor hood above, space for dishwasher and washing machine, vinyl flooring, cupboard housing combi boiler, smooth ceiling with fitted spotlights, tiled splash backs, space for fridge freezer, open to:

Conservatory 21' by 6' (6m 40cm by 1m 83cm), ()

Double glazed windows to side and rear aspect, double glazed French doors to side aspect, wall mounted lights, wall mounted air conditioning unit, power points, under floor heating.

Bedroom 1 18' 8" by 11' 8" (5m 69cm by 3m 56cm), ()

Fitted carpet, 2 x radiators, double glazed bay window to front aspect with fitted blinds, coving to ceiling, power points.

Bedroom 2 10' by 8' 9" (3m 5cm by 2m 67cm), ()

Fitted carpet, radiator, double glazed window to side aspect with fitted blinds, power points tv point.



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

3 piece white suite comprising of low level flush toilet, hand wash basin in vanity unit with mixer taps and a panel enclosed bath with mixer taps, wall mounted mains rainfall shower over, under floor heating, fully tiled walls, down lighters, extractor fan, heated tail rail, double glassed frosted window to the side aspect, tiled flooring.



Rear garden

Measuring approximately 60ft, mainly laid to lawn, mature shrub borders, large decking area, outside tap, West facing garden, wood shed, outside power point.



Garden room 14' by 8' (4m 27cm by 2m 44cm), ()

Converted garage located to the side with double glazed French doors to side and rear aspect, smooth ceiling with fitted spotlights, lino flooring, power points, work to and space for freezer.



Rear garden

Approx 30ft, 3 tiered, Ground area 2 x secluded areas one with pergola, completely decked, gated side access, outside tap, outside lights, steps to First garden with mature shrub borders and vegetable area and steps to 2nd area with more steps to more vegetable gardens, path to wood shed and summer house.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		80
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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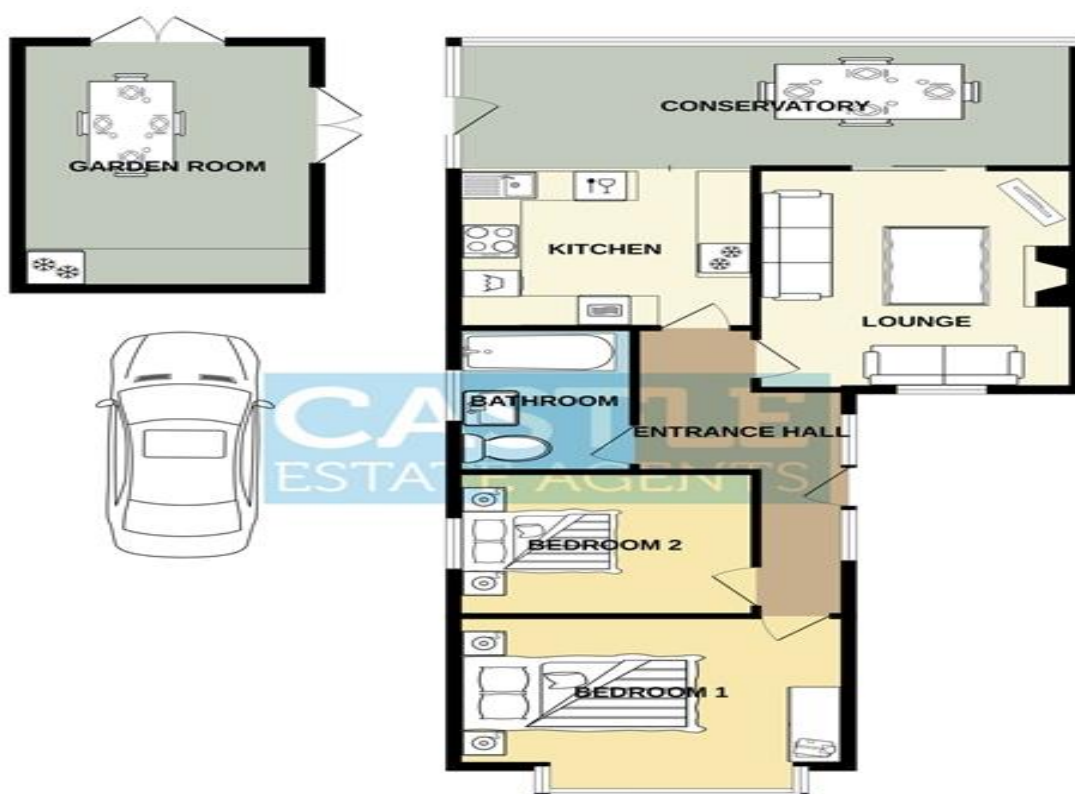
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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