



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



Rochester Way, Basildon

LOCATION, LOCATION, LOCATION : Attention all FAMILIES: Castle Estate Agents are please to offer FOR SALE this very well presented 3 bedroom end of terraced house set in this quiet location within walking distance to BASILDON TOWN CENTER, ALL BUS ROUTES, STATION, LOCAL SHOPS and Northland park.

- 3 Double bedrooms
- Walk to Northland park
- Close to A13
- Wc/Utility room
- Double glazed
- End of terraced house
- South facing garden
- Through lounge/Diner
- Modern kitchen
- Gas central heating

£325,000 O.I.E.O Freehold

Front aspect

Mainly laid to lawn front garden with pathway leading to double glazed front door to:

Inner hallway

Radiator, Power points, dado rail, coving, understair cupboard, wall mounted lights, stairs to first floor, doors to all rooms:



Down stairs wc/Utility room 7' 2" by 6' 4" (2m 18cm by 1m 93cm), ()

2 Piece White Suite comprising of a low level flush toilet, hand wash basin with mixer taps, double glazed frosted window to the front aspect, tiled splash backs, radiator, tiled flooring, down lighters, space for washing machine and tumble dryer.



Lounge/Diner 24' by 9' 9" (7m 32cm by 2m 97cm), ()

Double glazed window to the rear aspect and front aspect, 2 x radiators, power points, tv point, laminated wood flooring, 2 x ceiling rose, coving, wall mounted lights, open to dining area.



Kitchen 11' by 10' 4" (3m 35cm by 3m 15cm), ()

Eye level and base level units, roll top work surfaces, stainless steel sink with single drainer and mixer taps, 4 ring gas hob with over extractor fan, fitted oven, tiled splash backs, space for fridge freezer and dishwasher, Double glazed window and door to the rear aspect, power points, tiled flooring, spot lights.



First floor landing

Doors to all rooms, coving, loft access, ceiling rose.

Bedroom 1 13' 4" by 9' 7" (4m 6cm by 2m 92cm), ()

Double glazed window to the rear aspect, tv point, power points, radiator, ceiling rose, dado rail, laminated wood flooring .

Bedroom 2 14' 11" by 8' 1" (4m 55cm by 2m 46cm), ()

Double glazed window to the front aspect, tv point, power points, radiator, ceiling rose, laminated wood flooring, dado rail.



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 10' 8" by 10' 10" (3m 25cm by 3m 30cm), ()

Double glazed window to the Rear aspect, tv point, power points, radiator, ceiling rose, laminated wood flooring, dado rail.

Family bathroom

4 Piece White Suite comprising of a low level flush toilet, hand wash basin with mixer taps, panel enclosed bath with mixer taps, shower cubicle with wall mounted mains shower, double glazed frosted window to the front aspect, fully tiled, radiator, tiled flooring, shaver point.

Rear garden

Approx 40ft, patio area, outside water tap, brick built shed to rear aspect, gated rear access, outside light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	71	
(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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	73	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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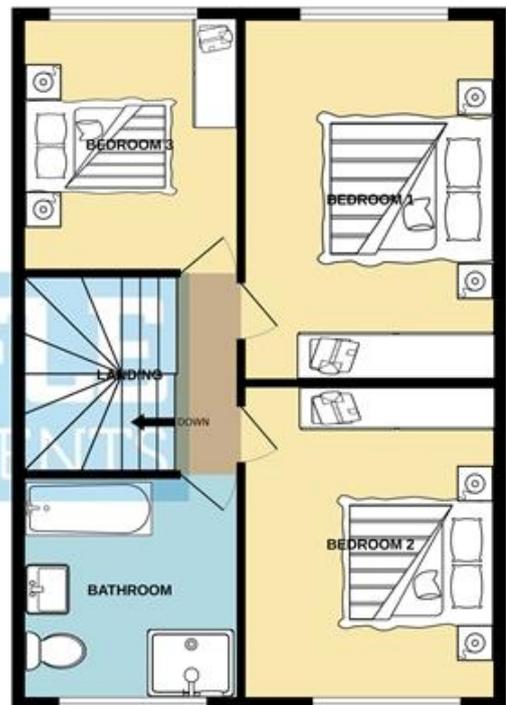


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GROUND FLOOR

1ST 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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