

## OLD OAKS EN9

Castles market this modern two double bedroom staggered terrace home, benefiting from allocated off street parking plus ample visitor parking. Comprising a lounge diner, modern kitchen, an upstairs bathroom and a rear garden. Located in this popular cul-de-sac turning close to schools and transport links.

NB: Seller advises there is a service charge of £120 per 6 months.

**£350,000 Freehold**

# Castles

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EN9 1DT





**Entrance :**  
Door to hall

**Hallway :** Access to reception

**Reception: 16' 9" x 12' 4" (5.10m x 3.76m):** Stairs to first floor, access to kitchen

**Kitchen: 12' 0" x 10' 0" (3.65m x 3.05m):** Door to garden

**First Floor Landing :**  
Access to bedrooms and bathroom, loft hatch

**Bedroom 1: 12' 0" x 9' 0" (3.65m x 2.74m):** (to longest point)

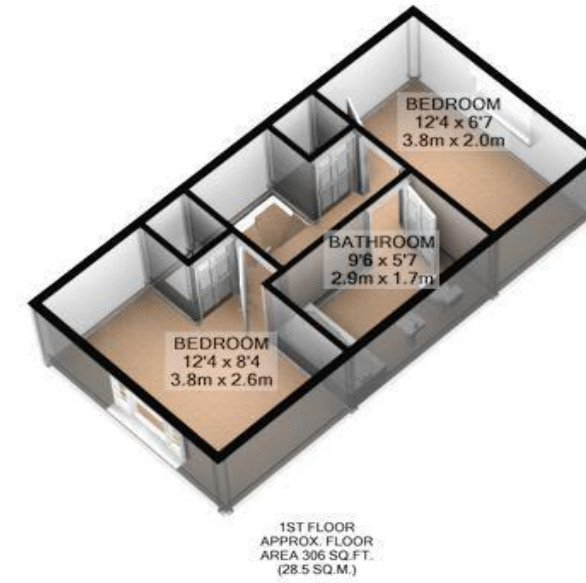
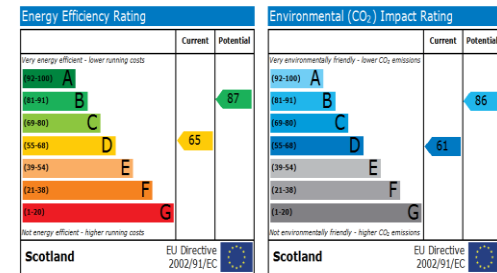
**Bedroom 2: 12' 3" x 7' 3" (3.73m x 2.21m)**

**Bathroom: 9' 4" x 6' 3" (2.84m x 1.90m)**

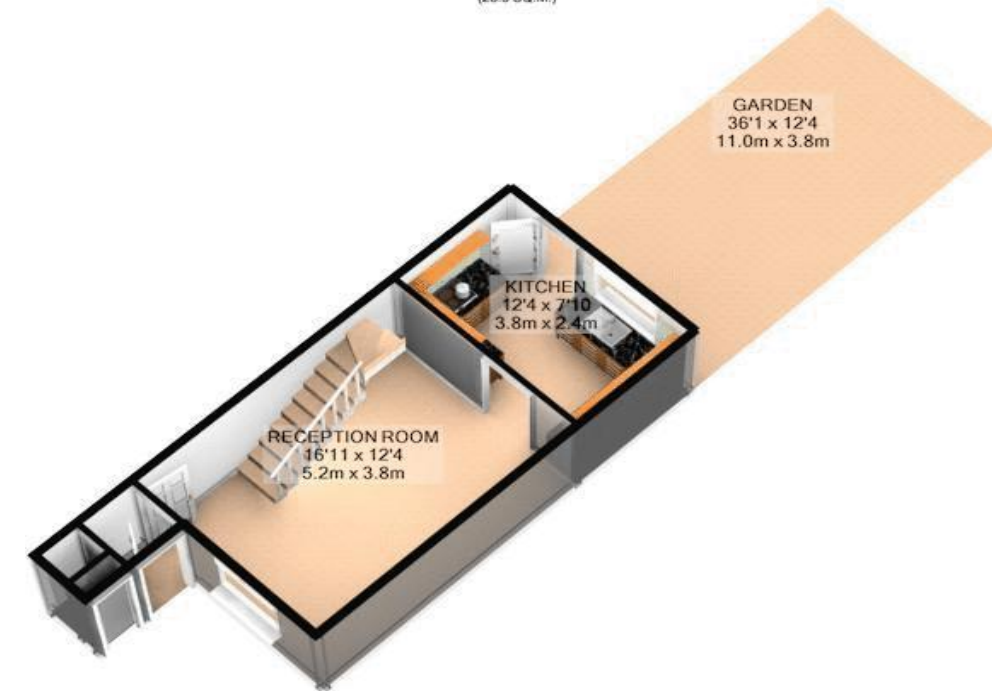
**Rear Garden: Shed**

**Parking:** Allocated off street parking + visitor parking

**Tax Band: C**  
**EPC: D**



1ST FLOOR  
APPROX. FLOOR  
AREA 306 SQ.FT.  
(28.5 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 328 SQ.FT.  
(30.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 634 SQ.FT. (58.9 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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