



COUNTRYSIDE ESTATES

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28 Castle Walk, Pitsea, Pitsea, Essex, SS13 3RG

£275,000 Freehold

A deceptively spacious 3 bedroom terraced house which is conveniently situated on a quiet walk way, Pitsea shopping facilities, station and market place are all within a short walk.

The property benefits from a kitchen/diner, separate lounge leading into a conservatory, ground floor cloakroom/w.c. 3 good size bedrooms to the first the first floor and a modern family bathroom with separate shower cubicle.

Externally there is an easily maintained rear garden giving gated access at rear to off street parking spaces.

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Accommodation

Wooden part glazed entrance door, leading to:

Entrance Hall

Tiled flooring, coved smooth plastered ceiling, radiator, storage cupboard located under staircase. Doors leading to:

Ground floor Cloakroom/W.C

Upvc double glazed obscure glass window to front aspect, tiled flooring, fully tiled walls, vanity unit wash hand basin with chrome mixer tap and storage cupboard underneath.

Kitchen 7'5 x 10'2 (2.26m x 3.10m)



Upvc double glazed window to side aspect, smooth plastered ceiling, laminate wood flooring, fitted kitchen with wall and base units, tiled splash backs, sink with drainer, gas hob with extractor fan over, BOSCH oven and grill, washing machine and dishwasher, power points. Archway leading to:

Dining Room 11'2 x 10'5 (3.40m x 3.18m)



Upvc double glazed window to front aspect, coved smooth plastered ceiling, carpet, radiator and power points. Archway leading to:

Lounge 19'5 x 11'5 (5.92m x 3.48m)



Double glazed sliding patio doors leading through to conservatory, coved smooth plastered ceiling, carpet, dado rail, two radiators, TV and power points.

Conservatory 16'2 x 8'4 (4.93m x 2.54m)



Upvc double glazed windows and french doors opening to garden, laminate wood flooring, radiator and power points.

Bathroom



Upvc double glazed obscure window to front aspect, smooth plastered ceiling with inset spot lights, tiled flooring and matching fully tiled walls, modern white suite comprising of

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paneled bath, vanity unit wash hand basin with chrome mixer tap and cupboards underneath, close coupled w.c, shower cubicle with glass door, heated towel rail.



Bedroom 3 11'4 x 7 (3.45m x 2.13m)



Upvc double glazed window to rear aspect, coved smooth plastered ceiling, laminate wood flooring, radiator and power points.

Bedroom 1 13'2 x 11'1 (4.01m x 3.38m)



Upvc double glazed window to rear aspect, coved smooth plastered ceiling, carpet, radiator and power points.

Bedroom 2 11'6 x 8'1 (3.51m x 2.46m)



Upvc double glazed window to front aspect, coved smooth plastered ceiling, laminate wood flooring, storage cupboard, radiator and power points.

Rear Garden 20' x 30' approx (6.10m x 9.14m approx)



Fully paved with patio slabs, planted raised flower beds to side borders, Brick built shed with window and door, further wooden shed. Gate to rear of garden giving access to garage and off street parking area.



Front Garden

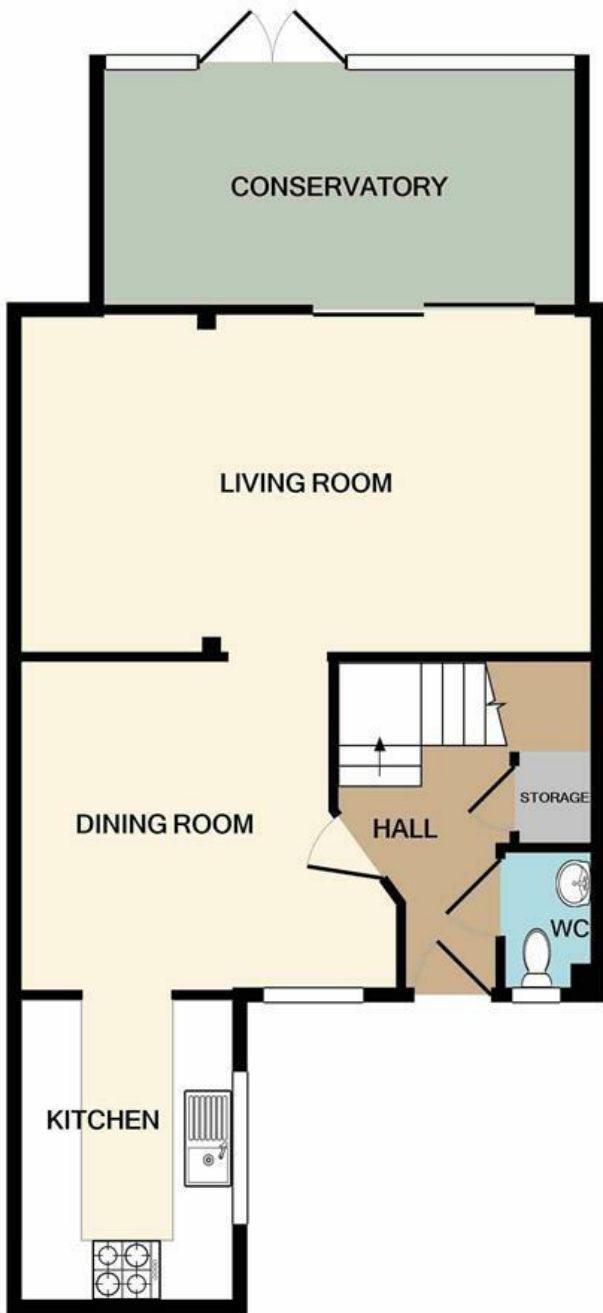


Picket fence to front boundary, blocked paved pathway with established flower and shrub borders to either side, external wall light point.

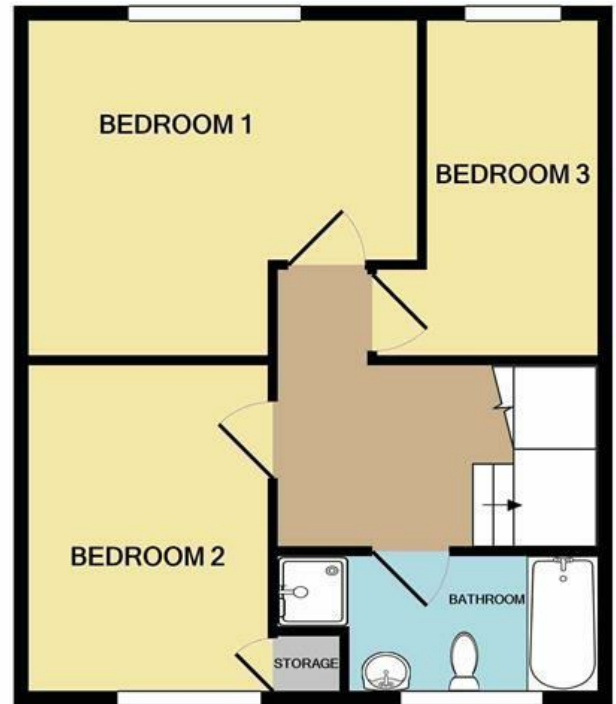
| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 70 | 84 |
| | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | 66 | 81 |
| | EU Directive 2002/91/EC | |





GROUND FLOOR
APPROX. FLOOR
AREA 641 SQ.FT.
(59.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.0 SQ.M.)

THIS PLAN IS FOR ROOM IDENTIFICATION ONLY, AND ITS ACCURACY IS NOT GUARANTEED. www.epcsinessex.co.uk
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