



# TO LET

**Woodleigh Avenue,  
Leigh-On-Sea SS9 4JB**

**£1,650 PCM Deposit Required - £1,903 Council Tax Band - C**

- Three Bedroom House
- Semi Detached
- Off Street Parking
- Double Glazed
- Great SS9 Location
- Good Size Living Room
- Conservatory Area
- Large Rear Garden
- Call Now To Arrange A Viewing

**Appointmoor Rental**  
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**appointmoor**



# Description

Semi detached house with three bedrooms. The property also boasts a well-maintained bathroom and kitchen. The living room is a good size with a conservatory for extra living space. Well maintained garden to the rear and off street parking. The house is in a sought after location and has great travel links around the local area. Please call to arrange a viewing.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current: <b>69</b>	Potential: <b>83</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
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**AGENTS NOTES:** Apptomoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**