



TO LET

North Avenue, Southend-On-Sea SS2 4EX

£1,850 PCM Deposit Required - £2,134 Council Tax Band - C

- Three Bedroom House
- Tastefully Decorated Throughout
- Modern Kitchen
- Modern Kitchen Room
- Two Double Bedrooms
- One Single Bedroom
- Double Glazed Throughout
- Close To All Local Amenities
- Conservatory To The Rear
- Call Now To Arrange A Viewing

Appointmoor Rental
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Description

BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE situated in Southend on Sea and close to all amenities including local bus routes. This house offers TWO DOUBLE BEDROOMS and one single bedroom, a good size living room with open plan kitchen and dining area with the added benefit of a conservatory to the rear. With a modern bathroom and good size garden this property is a great family home. Double glazed throughout, call now to arrange a viewing.



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		
England & Wales	EU Directive 2002/91/EC	87

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		
England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES: Appointment 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 APPOINTMENT ESTATES ONLY**