



# TO LET

## North Avenue, Southend-On-Sea SS2 4EX

£1,750 PCM Deposit Required - £2,019 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**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
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**appointmoor**



# 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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMENT ONLY**