



# TO LET

## **Cricketfield Grove, Leigh-On-Sea SS9 3EJ**

**£1,750 PCM   Deposit Required - £2,019   Council Tax Band - C**

- Central Leigh Location
- Two Double Bedrooms
- Ample Living Space
- West Facing Rear Garden
- Street Parking Available
- One Large Single Bedroom
- Storage Shed Included
- Walking Distance To Chalkwell Park & Leigh Broadway
- Call For Further Details
- Viewings Highly Recommended

**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

**appointmoor**



# Description

Three bedroom semi-detached house available in the popular Leigh-on-Sea, located a short walk from Leigh Broadway, Chalkwell Park & London Road amenities. The property has ample space throughout consisting of a downstairs open plan living/dining area, with patio doors leading onto the large west facing rear garden. Upstairs consists of two large

double bedrooms & one large single room, a spacious landing and bathroom suite with a separate W/C. Call our lettings team for more details or to arrange an accompanied viewing. This property is Council Tax Band C.



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	

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	

**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**