



# TO LET

## Kenilworth Gardens, Westcliff-On-Sea SS0 0BN

£1,950 PCM Deposit Required - £2,250 Council Tax Band - D

- Modern Spec
- Recently Refurbished
- Large Accommodation
- Two Reception Rooms
- Two Double Bedrooms
- One Single Bedroom
- Ample Parking
- Separate Garage
- Double Glazing
- Gas Central Heating

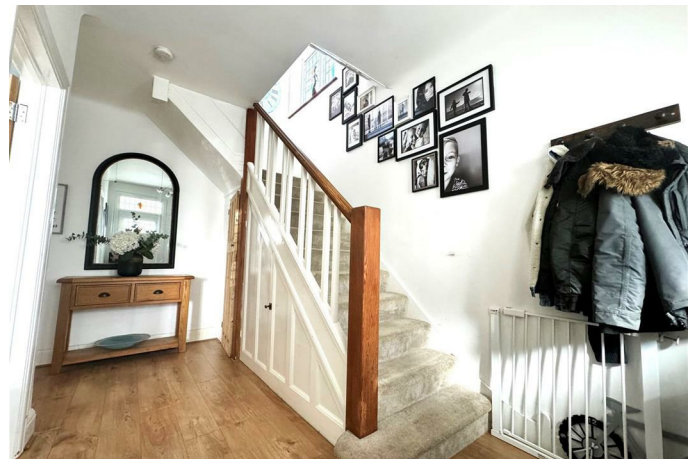
**Appointmoor Rental**  
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

**appointmoor**

## Description

RECENTLY REFURBISHED THREE bedroom semi detached house located close to St Thomas More School & Southend Hospital. The property has recently undergone a complete refurbishment throughout and consists of a modern open plan kitchen dining room with tiled flooring with direct access to a large garden. The property consists of a large living

area which has been tastefully decorated. Ample parking available on the driveway and a separate garage included. The property consists of TWO DOUBLE BEDROOMS and one single bedroom. Call our lettings team to arrange an accompanied 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		52	
(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			84
(69-80) C			
(55-68) D			
(39-54) E		44	
(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**