



# TO LET

## Central Avenue, Southend-On-Sea SS2 4DY

£1,450 PCM Deposit Required - £1,673 Council Tax Band - C

- Three Bedroom Terrace House
- Freshly Decorated
- New Carpets To Be Laid This Week
- Great Spacious Family Home
- W/C To The First Floor
- Family Bathroom To The Ground Floor
- Central Southend Location
- Fitted Wardrobes To The Main Bedroom
- Modern Kitchen
- Call Now To Arrange A Viewing

**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 terrace house which has been freshly decorated, with carpets due to laid this week! The house offers a recently fitted modern kitchen which access to the rear garden. The family bathroom is situated downstairs with a shower over the bath. The first floor offers three good size bedrooms, with the main bedroom having fitted wardrobes. 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	86

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 ESTATES ONLY**