



TO LET

Carlton Avenue, Westcliff-On-Sea SS0 0QQ

£2,100 PCM Deposit Required - £2,423 Council Tax Band - D

- Three Bedroom Semi Detached Bungalow
- Off Street Parking
- Double Glazed Throughout
- Decorated To A High Standard
- Modern Bathroom With Roll Top Bath
- Modern Kitchen
- Large Well Maintained Garden With Patio
- Garden House Which Can Be Used As Additional Living
- Shaker Style Kitchen
- Viewing Is Highly Advised

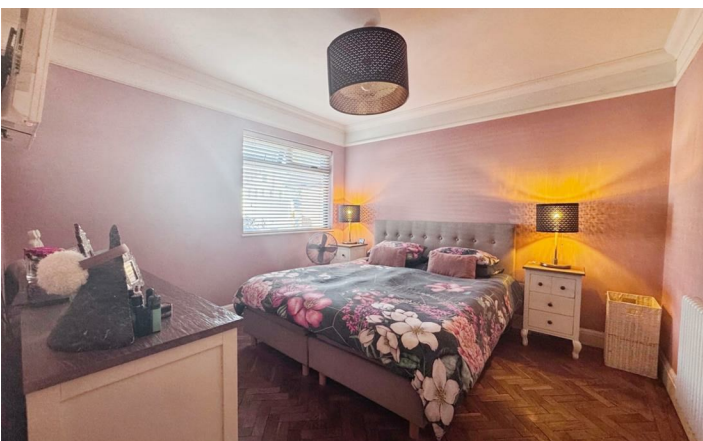
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Description

Stunning semi detached bungalow located on Carlton Avenue, this property is beautifully decorated throughout and has been finished to a very high standard. The property offers a modern kitchen with integrated appliances, the bathroom is tiled with on trend brick style tiles, freestanding roll top bath and separate shower. Two double bedrooms and one smaller size

bedroom. Cosy living room which is open plan to the kitchen and leads to the immaculate garden with patio area. With the addition of an outer house that can be used as an additional bedroom/living area. Viewing is highly recommended.



| 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 | | | |
| | | 59 | 85 |
| England & Wales | | EU Directive 2002/91/EC | |

| 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: 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