



# TO LET

## **Stroma Gardens, Southend-On-Sea SS3 9JW**

**£2,200 PCM   Deposit Required - £2,538   Council Tax Band - D**

- Four Bedroom House
- Detached With Off Street Parking
- Porch To Entrance
- Good Size Rear Garden
- En-Suite Shower Room To Main Bedroom
- Four Piece Family Bathroom
- Attractive Entrance
- Downstairs Utility/Storage
- Downstairs Shower Room
- 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

Four bedroom detached house in a sought after location in Shoeburyness. The house benefits from an attractive entrance hall with utility room, downstairs w/c and shower room & fourth bedroom/office room. The property offers a modern kitchen and good size back garden with patio area. The main bedroom offers an en-suite shower room and fitted wardrobe, with a further

two bedrooms and family bathroom. Off street parking is also available. Call now to arrange a viewing.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		78
	59	
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**