



TO LET

**Beresford Road,
Southend-On-Sea SS1 2TW**

£1,395 PCM Deposit Required - £1,609 Council Tax Band - B

- Three Bedroom House
- Good Size Living Room
- Sliding Patio Doors Leading To The Rear Garden
- Paved Patio Area
- Permit Parking Available
- Stones Throw To The Seafront
- Great Access Around The City
- Freshly Decorated Throughout
- Available Now
- Call To Arrange A Viewing

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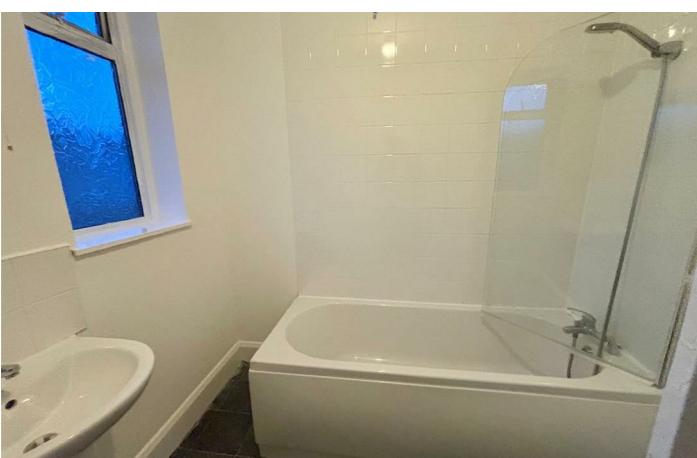
Description

Nestled on Beresford Road just off the seafront in Southend-On-Sea, this semi-detached house offers a generous 990 square feet of well-appointed space, making it an ideal family home.

Upon entering, you are greeted by an inviting reception rooms that provide ample space and direct access to a well present rear garden which has a good sized patio and a lawn area.

The property features three spacious bedrooms and a good size bathroom with shower over the bath

The property is set in a desirable location, close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	

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