



# TO LET

**Guildford Road,  
Southend-On-Sea SS2 5AR**

**£1,195 PCM**

- Large Family Home
- Three Double Bedrooms
- Close To Southend Mainline Stations
- Large Separate Kitchen
- Double Glazing Throughout
- Permit Parking Available
- Large Living/Dining Room
- Call For Further Details

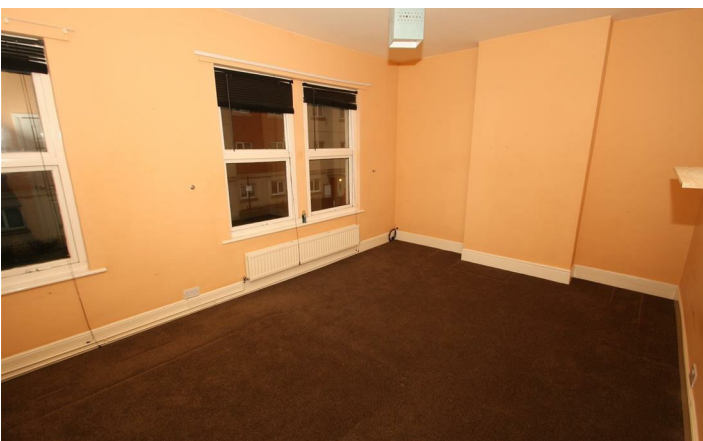
**Appointmoor Rental** 72 The Ridgeway,  
Chalkwell, Westcliff, Essex, SS0 8NU  
T. 01702 719 966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

**appointmoor**

## Description

**\*\* LARGE FAMILY HOME \*\*** Appointmoor Estates bring available to let in central Southend on Sea is this nicely presented **THREE DOUBLE BEDROOM** semi-detached property to let, which is just a short walk from Southend Town Centre & Victoria Mainline Station. The property is in a well presented condition with mostly laminate flooring throughout. The property consists of

three double bedrooms. Large modern fitted kitchen. Large four piece bathroom suite. Permit parking available. Call our lettings team for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	