



TO LET

**Buxton Avenue,
Leigh-On-Sea SS9 3UB**

£2,500 PCM Deposit Required - £2,884 Council Tax Band - F

- THREE BEDROOM FAMILY HOME
- DETACHED WITH LARGE GARDEN
- DUAL ASPECT LIVING ROOM
- DOWNSTAIRS W/C
- GOOD SIZE KITCHEN
- MODERN BATHROOM TO FIRST FLOOR
- FITTED WARDROBES IN MAIN BEDROOM
- HOUSE WILL BE FRESHLY DECORATED
- NEW CARPETS WILL BE LAID
- VIEWING IS HIGHLY RECOMMENDED

Description

Appointmoor are pleased to offer to the rental market this imposing three bedroom detached house on a large plot situated on a quiet residential street situated close on the popular Highlands Boulevard. The house offers a spacious living area and large rear garden backing on to a local nature reserve. The house will be redecorated throughout in a neutral

decor and offer new carpets throughout. There is a good size kitchen and downstairs w/c to the ground floor. The driveway offers parking for 3/4 vehicles and benefits from a garage. The main bedroom is a large double, dual aspect room with ample storage, the second bedroom boosts a fitted wardrobe with a further smaller third bedroom. 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	63	78
(39-54) E		
(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	

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 APPOINTMOOR ESTATES ONLY