



# TO LET

**North Avenue,  
Southend-On-Sea SS2 5HT**

£1,450 PCM Deposit Required - £1,673 Council Tax Band - C

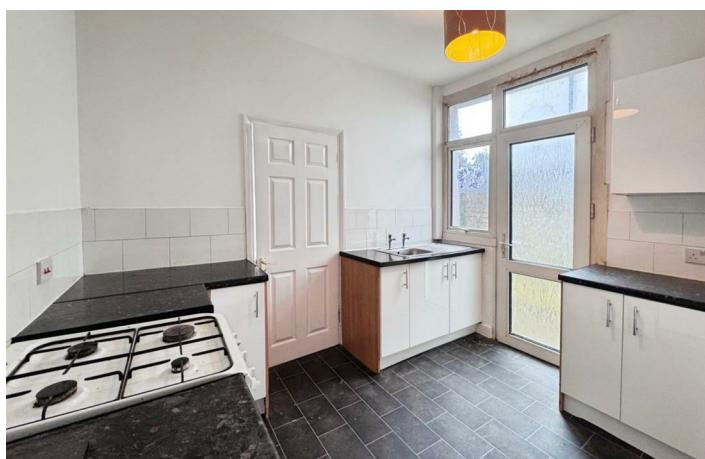
- THREE BEDROOM HOUSE
- MID TERRACE HOUSE
- OPEN PLAN LIVING & DINING ROOM
- MODERN KITCHEN
- GOOD SIZE GARDEN
- DOUBLE GLAZED THROUGHOUT
- GAS CENTRAL HEATING
- CLOSE TO LOCAL SHOPS
- CLOSE TO CITY CENTRE
- CALL NOW TO ARRANGE A VIEWING

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

**appointmoor**

## Description

Three bedroom terrace house which has been freshly decorated, with carpets due to laid this week! The house offers a modern kitchen which access to the rear garden. The family bathroom is clean and modern. The first floor offers three good size bedrooms. Call now to arrange a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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**