



TO LET

**Cole Avenue,
Southend-On-Sea SS2 6BH**

£1,825 PCM Deposit Required - £2,105 Council Tax Band - D

- Three Bedroom House
- Off Street Parking
- Sought After Location
- Modern Kitchen
- En-Suite To Master Bedroom
- Double Glazed Throughout
- Large Living/Dining Room
- Private Garden
- Gas Central Heating (n/t)
- Council Tax Band D

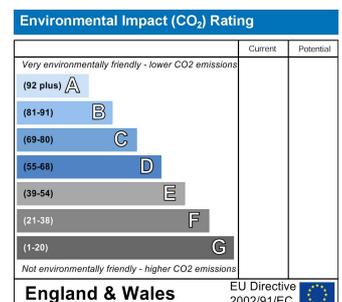
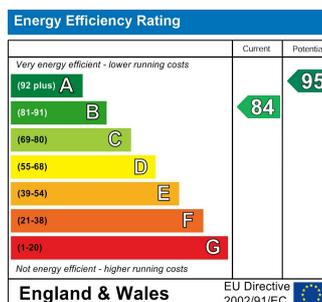
Appointmoor Rental
72 The Ridgeway, Chalkwell, Westcliff, Essex, SS0 8NU
T. 01702 719 966 W. appointmoor.co.uk

appointmoor

Description

Appointmoor have to rent this beautiful, semi-detached house in a sought after modern development. The property has a modern fitted kitchen with fitted appliances. The kitchen opens up onto a spacious lounge/dining room which overlooks the private rear garden. There is also a w/c on the ground floor. The property consists of THREE good sized bedrooms with the

master bedroom benefitting from an en-suite shower room. Off street parking is also available. Council Tax Band D. Please call to arrange a viewing.



AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee.

These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**