



# TO LET

**Bournemouth Park Road,  
Southend-On-Sea SS2 5JL**

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

- Three Bedroom House
- Central Southend Location
- Short Walk To Shops
- Private Rear Garden
- Double Glazed Throughout
- Gas Central Heating
- Good Size Reception Room
- Call Now To Arrange A Viewing

**Appointmoor Rental**  
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## Description

This delightful house boasts 2 reception rooms with 3 bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room.

The property features 1 bathroom, ideal for your daily routines and ensuring convenience for all residents. Situated in a peaceful neighbourhood,

this house offers a tranquil retreat from the hustle and bustle of everyday life.

Bournemouth Park Road is known for its beautiful surroundings and friendly community, making it a desirable location to call home. Whether you're looking to settle down or invest in a property with great potential, this house is sure to capture your heart.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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 <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:** 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**