



TO LET

**Old Mead,
Southend-On-Sea SS2 6SW**

£1,250 PCM Deposit Required - £1,442 Council Tax Band - B

- ONE BEDROOM HOUSE
- DOUBLE GLAZED THROUHOUT
- OFF STREET PARKING FOR TWO CARS
- GOOD SIZE CONSERVATORY
- WELL PRESENTED GARDEN
- DOUBLE BEDROOM
- FITTED WARDROBES TO BEDROOM
- MODERN BATHROOM WITH SHOWER OVER THE BATH
- GREAT LOCATION
- CALL NOW TO ARRANGE A VIEWING

Description

Appointmoor are pleased to offer the rare opportunity to rent this well presented one bedroom semi detached house with off street parking for two vehicles. Upon entering the house you are presented with a well maintained kitchen with living room, the property has the benefit of a conservatory and a well maintained garden. The double bedroom benefits from a

fitted wardrobe and modern bathroom to the first floor. The house is double glazed throughout and has gas central heating, call now to arrange a viewing.



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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