



COLCHESTER ROAD, SOUTHEND-ON-SEA, ESSEX, SS2
£1,450 PER MONTH UNFURNISHED

THREE BEDROOM & TWO RECEPTION ROOM FAMILY HOME

Leigh On Sea | 01702 470625 | leighonsea@winkworth.co.uk

Tenant Fees Apply: Details of fees for tenant referencing, tenancy agreement admin fees and renewal fees are available on the Winkworth website and the link can be found with the displayed rent for the property. Tenants should ensure they are fully conversant with these upfront fees and other costs that are involved at the outset of the tenancy before making an offer to rent and your local Winkworth office will provide written details upon request.

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DESCRIPTION:

Winkworth Leigh are delighted to offer for rent this newly redecorated three bedroom family home. The property is wonderfully presented throughout and well located, being situated within close proximity to C2C train lines & bus routes, local schools and the picturesque Priory Park.

The ground floor accommodation comprises of two reception rooms with the homely lounge with feature fireplace to the front, dining room with ample natural light, and modern kitchen with integrated oven & hob and further spaces for the tenant to provide their own washing machine and fridge/freezer. The modern three-piece family bathroom is located at the back.

To the first floor can be found the good-sized bedrooms, with the largest at the front, second bedroom to middle and smallest room to rear of the property. The two larger rooms are doubles and also have feature fireplaces. To the rear is the low maintenance patio garden with shrubbery surround that provides a tranquil place to relax.

Approx. room sizes (ft):

Lounge - 10.94 x 9.88 (max)

Dining Room - 12.91 x 10.48 (max)

Kitchen - 9.86 x 8.26

Bathroom - 7.79 x 6.85

Bedroom 1 - 12.99 (max) x 11

Bedroom 2 - 12.92 x 7.89 (max)

Bedroom 3 - 9.73 x 8.17 (max)

Council Tax Band B. EPC Rating C. Minimum income required £43,500. Gas central heating. Mains water & electric supply. Please note: the parking by permit only. Permits must be applied for through the council website.

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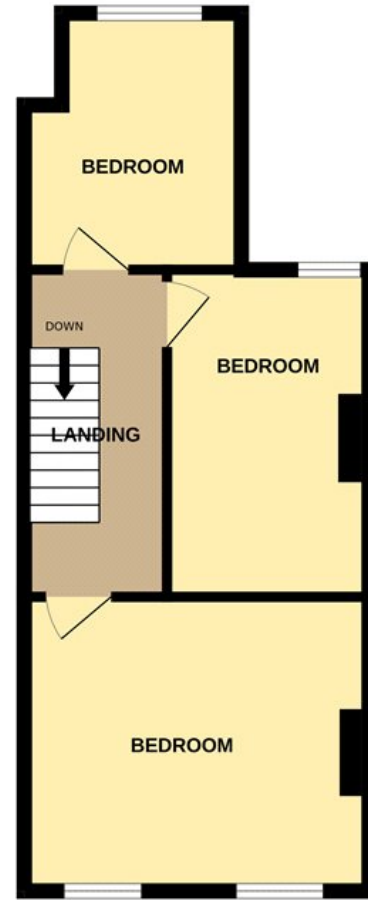
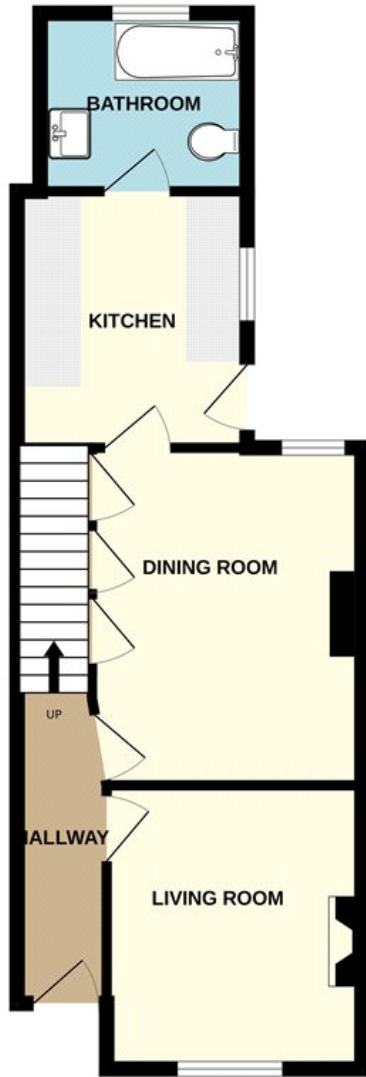


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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92) A	
(81-91) B	85
(69-80) C	
(55-68) D	69
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Deposit: £1,673.08

Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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