

**TO LET**



**West Road, Shoeburyness**  
**£1,295 pcm**

  
**MARTIN&CO**

## West Road, Shoeburyness

Semi-Detached House,  
3 bedroom, 1 bathroom

£1,295 pcm

Date available: Available Now

Deposit: £1,494

Unfurnished

Council Tax band: B

- SEMI DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- THREE GOOD SIZED BEDROOMS
- WEST FACING REAR GARDEN
- NEW FITTED KITCHEN
- NEW CARPETS
- DOUBLE GLAZING THROUGHOUT



**PROPERTY DESCRIPTION:**

SPACIOUS EXTENDED THREE BEDROOM family home with NEW FITTED KITCHEN, NEW CARPETS, NEW DECOR INSIDE AND OUT.

This is located within a convenient position close to LOCAL AMENITIES and TRANSPORT LINKS.

The property has the advantage of an ATTRACTIVE LIVING ROOM with a SEPARATE DINING ROOM and a good size WEST FACING REAR GARDEN.

Viewing is highly advised.

LOUNGE 12' 1" x 10' 11" (3.7m x 3.33m)

DINING ROOM 10' 11" x 9' 9" (3.33m x 2.99m)

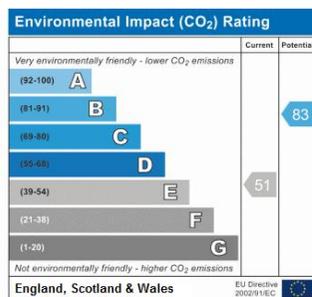
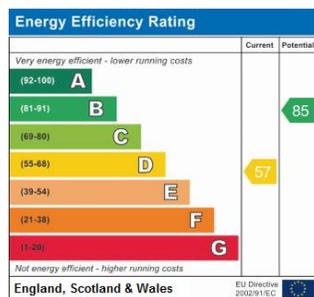
KITCHEN 10' 9" x 7' 0" (3.30m x 2.15m)

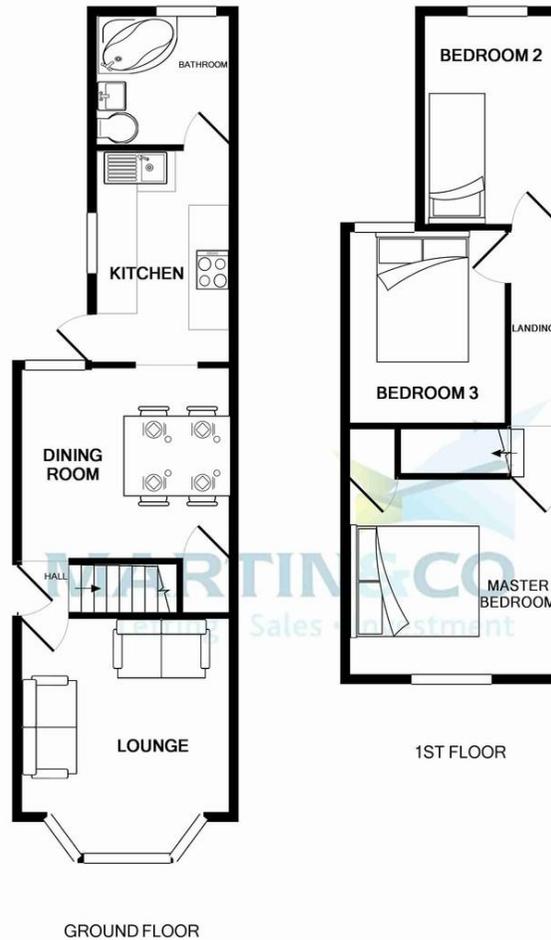
BATHROOM 7' 2" x 6' 8" (2.2m x 2.05m)

MASTER BEDROOM 10' 5" x 9' 6" (3.2m x 2.9m)

SECOND BEDROOM 9' 10" x 7' 9" (3.0m x 2.38m)

THIRD BEDROOM 10' 11" x 7' 0" (3.34m x 2.15m)





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## Martin & Co Southend

134a - 136a London Road • • Southend-On-Sea • SS1 1PQ  
 T: 01702 430417 • E: southend@martinco.com

**01702 430417**  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.