

# COUNTRYSIDE

## ESTATES



**11 Richmond Drive, Westcliff-On-Sea, SS0 0PD**  
**£1,750 PCM**

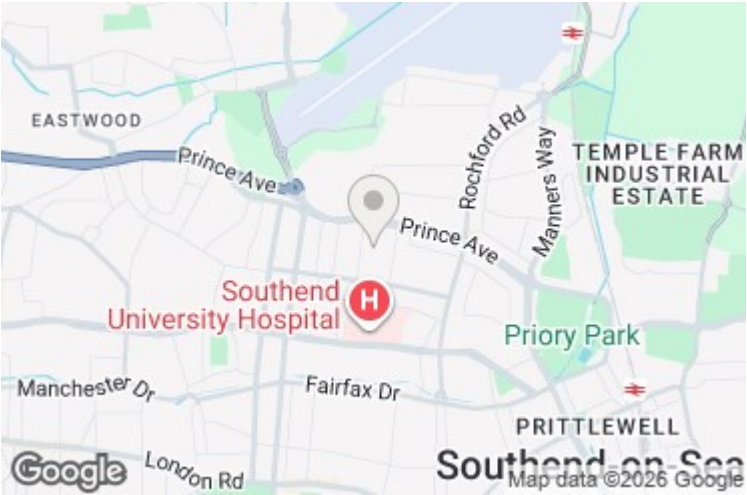
A spacious three bedroom family home situated in a quiet cul de sac close to Southend Hospital and the A127. Offering a generous size lounge, modern kitchen and dining room, WC, three large bedrooms and white bathroom suite. Externally there is an extensive rear garden plus off street parking to the front. Available immediately.

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Lounge 15'0 x 12'02 /  
Ground Floor WC /  
Kitchen Diner 18'07 X 9'11 /  
Bedroom One 12'04 X 12'0 /  
Bedroom Two 12'03 X 9'07 /  
Bedroom Three 8'11 X 7'05 /  
Modern Bathroom Suite /  
Large Rear Garden With Brick Built Sheds /  
Off Street Parking To Front /  
Agents note /  
On Street Permit Parking /  
Southend Hospital 0.3 miles /  
East Access To The A127 /

Council Tax Band C / EPC Band D / Available Immediately /

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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