

# COUNTRYSIDE

## ESTATES



### 11 Richmond Drive, Westcliff-On-Sea, SS0 0PD

### £1,750 PCM

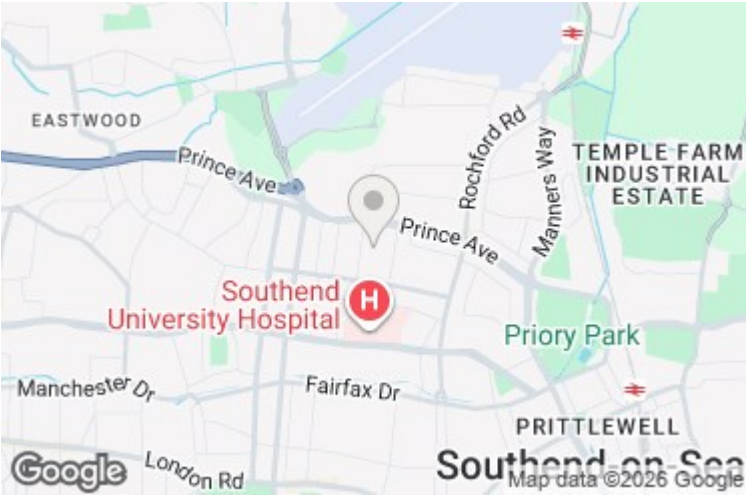
A spacious three bedroom family home situated in a quiet cul de sac close to Southend Hospital and the A127. Offering a generous size lounge, modern kitchen and dining room, WC, three large bedrooms and white bathroom suite. Externally there is an extensive rear garden plus off street parking to the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



205 High Road, Benfleet, SS7 5HY | 01268 755555 | [sales@countrysideestates.co.uk](mailto:sales@countrysideestates.co.uk) | [www.countrysideestates.co.uk](http://www.countrysideestates.co.uk)



COUNTRYSIDE ESTATES (SALES) LTD | COMPANY No.: 11867260 (England)  
REGISTERED ADDRESS: Matrix House 12-16 Lionel Road, Canvey Island, England, SS8 9DE | VAT No.: 332342143