



BARRETT
—ESTATES—

**44 Brimsdown Avenue, Laindon,
Essex, SS15 6NY**
£1,450 per month



- Two Double Bedrooms
- Modern Kitchen with Appliances
- Large Lounge / Diner
- Modern Bathroom / wc with Shower
- Good Size Rear Garden

- Two Parking Spaces
- Gas Central Heating
- Deposit - £1,673.07
- Available Beginning September

Step inside this lovely 2 bedroom mid terrace home offering well planned and spacious accommodation. The property benefits from two double bedrooms, a large lounge / diner, modern kitchen and bathroom, good size rear garden and 2 parking space. Available Beginning September. Call today to arrange your viewing and avoid disappointment.

Council Tax Band – C

Floor Area - 710 ft 2 / 66 m 2

Electricity Supply – Mains standard

Gas Supply – Mains standard

Water Supply – Mains standard

Sewerage – Mains standard

Heating – Gas Central heating

Broadband

- Basic 17 Mbps
- Superfast 80 Mbps
- Ultrafast 1800 Mbps

Mobile Signal Coverage

- EE Good
- Vodafone Good
- Three Good
- O2 Good

Satellite / Fibre Availability

- BT Yes
- Sky Yes
- Virgin Yes

Flood Risk – Very Low

Conservation Area – None

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.