

# DURDEN & HUNT

INTERNATIONAL

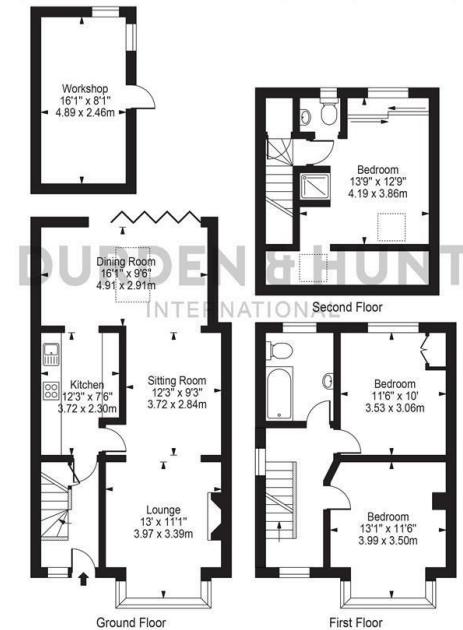


**Derek Gardens, Southend-On-Sea SS2**

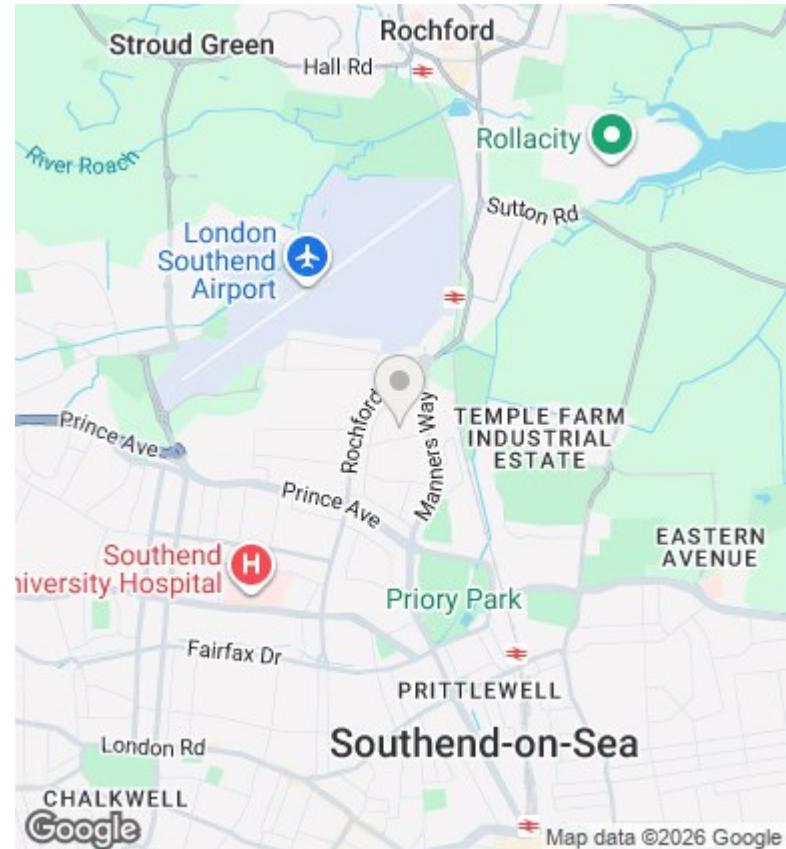
**£425,000**

- Great Transport Links
- Multiple Reception Rooms
- Two Additional Bedrooms
- Garden With Versatile Outbuilding
- Integrated Kitchen Appliances
- Modern Family Bathroom
- Off Road Parking
- Primary Bedroom With En Suite

Derek Gardens  
 Approx. Total Internal Area 1407 Sq Ft - 130.72 Sq M  
 (Including Workshop)  
 Approx. Gross Internal Area Of Workshop 129 Sq Ft - 12.03 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Viewings

Viewings by arrangement only. Call 01702 411 461 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C

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