



DAVID ABBOTT

Estate Agents



DRAFT COPY:

I confirm that i have checked all these particulars and they are correct in all respects.

Name:

Signature: Date:

Cavendish Way, Noak Mead, Basildon, SS15 4ET

£1,500 PCM

DAVID ABBOTT ESTATE AGENTS - Are offering this Four Bedroom Detached House, En-suite To Master, Conservatory, UPVC Double Glazed Windows, Rear Garden, Garage & Off Street Parking, Energy Rating D - 65.

Call today to view on 01268 498355



Cavendish Way, Noak Mead, Basildon, SS15 4ET

Entrance

Dining Room 14'2 max x 9'4 (4.32m max x 2.84m)

Kitchen 17'3 x 7'4 max (5.26m x 2.24m max)

Lounge 18'2 x 10'8 (5.54m x 3.25m)

Conservatory 19'8 x 12'1 (5.99m x 3.68m)

Cloak Room

Bedroom Onr 13'8 x 9'0 to wardrobes (4.17m x 2.74m to wardrobes)

En-Suite

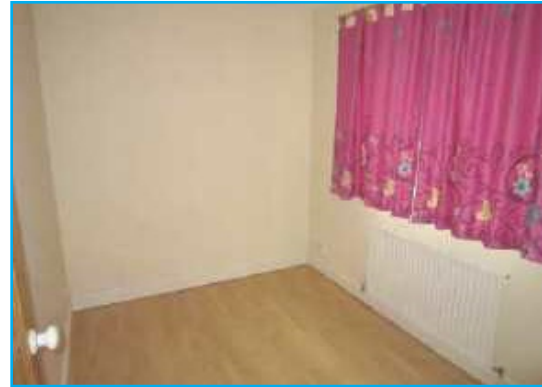
Bedroom Two 10'11 x 9'0 (3.33m x 2.74m)

Bedroom Three 9'5 x 7'2 (2.87m x 2.18m)

Bedroom Four 9'1 x 7'10 (2.77m x 2.39m)

Garden 40' approx x 30' approx (12.19m approx x 9.14m approx)

Garage & Parking



1: These particulars do not constitute part or all of an offer or contract.

2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

3: David Abbott Estate Agents has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

4: David Abbott Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(43-54) E			(43-54) E		
(31-42) F			(31-42) F		
(13-29) G			(13-29) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	
		81			85
	65			69	



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