

📍 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG
☎ 01255 225559 ✉ lettings@sheens.co.uk 🌐 sheens.co.uk

Sheen's
The Action Agents



Hudson Close Clacton-On-Sea, CO16 8UP

Sheen's Lettings & Management are delighted to offer FOR LET THIS THREE BEDROOM END TERRACE HOUSE situated in this sought after position. The property is presented on an unfurnished basis and is available to let immediately. This property requires a 5 week deposit of £1557.00. Call now for further details & to arrange a viewing.

- Three Bedrooms
- Gas Central Heating
- Double Glazed
- On Street Parking (not allocated).
- Modern Bathroom & Kitchen
- Ground Floor W.C
- Garden
- £1557.00 Deposit
- Council Tax Band B
- EPC Rating C



£1,350 Per Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

ENTRANCE HALL

Doors to:

GROUND FLOOR W.C

Low level W.C, hand wash basin with pedestal.



LOUNGE

25'3 x 17' narrowing to 9'5

Patio doors to rear garden. Serving hatch to kitchen. Brick fireplace.



KITCHEN

9'1 x 8'2

Modern fitted kitchen with spaces for washing machine, cooker (gas and electrican points) and upright fridge freezer. Wall mounted boiler. Door to rear garden.



STAIRCASE & LANDING

Airing cupboard housing immersion heater. Loft hatch, doors to:

BEDROOM ONE

14'9 x 10'

Double glazed window. Radiator.



BEDROOM TWO

10'1 x 10'

Double glazed window. Radiator.



BEDROOM THREE

9'6 x 7'9



BATHROOM

Modern bathroom suite comprising of a panel enclosed bath, low level and hand wash basin with pedestal. Panelled walls. Mixer shower from tap.



EXTERIOR

Rear: Private rear garden with patio area, timber storage shed and raised border. Patio area.

Front - Hardstanding area, shrub border.

Garage: Located in a block, as you turn into Hudson Close proceed to the end of the road and turn right. The garage block is located on the left turning. Please see images.

HOLDING DEPOSIT

Please note on application being approved Sheen's Letting's and management take a holding deposit before the application is sent off for referencing this is £311.00, this comes off the total deposit which is £1557.00. The holding deposit is non refundable should the applicant fail referencing or withdraws there application.

Right To Rent Checks

As part of the government 'Right To Rent' regulations we will need to confirm your UK Resident Status. If you are not a UK Resident you will need to provide a Right to Rent' document. Please contact our offices to discuss further if you have any questions or need guidance,



Selling properties... not promises

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