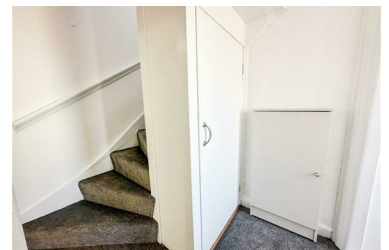




## Anchor Road Clacton-On-Sea, CO15 1HP

Sheens Letting's & Management are delighted to offer FOR LET this TWO BEDROOM SEMI-DETACHED HOUSE located on the fringes of the town centre on the Essex Coast. Property is also located within walking distance of the mainline railway station with its direct links to London Liverpool Street are around quarter of a mile away. The property has had an impressive programme of modernization throughout and an internal inspection is strongly advised.

- Two Bedrooms
- No Pets
- Gas Central Heating
- 13'7 x 10'8' max Lounge/Diner
- 9'6 Sun Room
- Ground Floor W.C.
- Three Piece Bathroom Suite
- Approx 45' South Facing Garden
- Council Tax Band B
- EPC Rating D



**£1,100 Per Calendar Month**

### Accommodation Comprises

The accommodation comprises with approximate room sizes:

#### ENTRANCE PORCH

Open access to;

#### ENTRANCE HALLWAY

Stairflight to first floor with built in understairs storage cupboard.

Door to;



#### LOUNGE

13'3" into bay x 10'11"

Radiator. Double glazed bay window to front.



## KITCHEN/DINER

13'6" max x 10'7" max nar 7'4" (42'7""22'11" max

Fitted with a range of grey laminated fronted units comprising of; Laminated rolled edge work surfaces with cupboards and drawers below. Range of wall mounted units. Inset single drainer sink unit with mixer tap. Cooker space with fitted extractor hood above. Space and plumbing for washing machine. Tall fridge freezer space, Built in double storage cupboard. Single glazed window to sun room. Double glazed window to rear. Open access to Sun Room.



## KITCHEN AREA VIEW





### DINING AREA VIEW



### SUN ROOM

9'6" x 3'10"

Double glazed windows to side and rear, Wooden door leading to garden. Further sliding door leading to;



### GROUND FLOOR W.C

Fitted with a white suite comprising; Low level W.C. Wash hand basin. Double glazed window to rear.

### FIRST FLOOR LANDING

Double glazed window to front. Doors to;



### BEDROOM ONE

10'11" x 10'5"max

Radiator. Two double glazed window to front.



### BEDROOM TWO

10'11" x 8'0"max

Built in cupboard housing wall mounted gas combination boiler serving hot water and central heating system (not tested). Radiator. Double glazed window to rear.



### BATHROOM

Fitted with a modern white suite comprising panelled bath with mixer tap, shower attachment and glazed shower screen. Pedestal hand wash sink basin. Low level W.C. Radiator. Fully tiled walls. Double glazed window to rear.



### OUTSIDE FRONT

Small front garden. Mainly laid to shingle. Enclosed by part brick wall. Hardstanding area providing off street parking for small vehicle. Side pedestrian access leading to gate with access to rear garden.

### OUTSIDE REAR

Approximately 45' south facing rear garden. Mainly laid to lawn. Paved patio area. Timber storage shed. Additional shingle patio area to rear of garden,



### 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 £253.00, this comes off the total deposit which is £1269.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their 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.



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## Selling properties... not promises

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**Sheen's**  
The *Action* Agents

