



## London Road Clacton-On-Sea, CO15 4DU

Sheen's Lettings & Management are delighted to offer FOR LET THIS REFURBISHED three bedroom SEMI-DETACHED HOUSE, located in the popular GREAT CLACTON area. The property benefits from ample off street parking, and a rear garden in excess of 130ft'. Call now for further details & to arrange a viewing.

- Three Bedrooms
- No Pets
- Gas Central Heating
- Ample Off Street Parking
- Refurbished
- Rear Garden In Excess of 130'
- Great Clacton Location
- Deposit £1557.00
- Council Tax Band C
- EPC Rating C

**£1,350 Per Calendar Month**



## Accommodation Comprises

The accommodation comprises with approximate room sizes:

### LOUNGE

15'7 x 11'4

Double glazed diamond leaded window to front. Radiator. Gas fire feature surround.



### DINING ROOM/REAR LOUNGE

12'3 x 11'5

Wall mounted electric fire feature surround. Radiator. New UPVC diamond leaded double glazed door and diamond leaded sidelights to conservatory.



## KITCHEN

12'2 x 6

Refurbished kitchen comprising of Cupboard's at both eye and floor level. New LED under unit lighting to one side of Kitchen. Space for freestanding cooker, new extractor hood above, space for fridge. New double glazed diamond leaded windows to side. New UPVC diamond leaded double glazed door to;



## CONSERVATORY

13'4 x 8'3

Double glazed UPVC door to rear. Double glazed windows to side & rear.

### STAIRS & LANDING

Newly carpeted & redecorated. New double glazed diamond leaded window to side.



### SHOWER ROOM

Newly refurbished shower room comprising of newly fitted shower cubicle and newly fitted triton electric shower, vanity hand wash basin with storage underneath, mirrored cabinet & aqua panelled walls, extractor fan. Low level W.C. Heated towel rail. Double glazed window to rear.



### BEDROOM ONE

15'8 x 11'5

Newly carpeted & redecorated. Diamond leaded double glazed window to front. Radiator.



## BEDROOM TWO

12'7 x 10'5

Newly carpeted & redecorated. Two storage cupboards, one storage cupboard housing Ideal Combi Gas Boiler. Double glazed window to rear, radiator.



## BEDROOM THREE

7'11 x 6'5

Newly carpeted & redecorated. Double glazed window to front. Radiator.



## OUTSIDE

Front of the property provides ample off street parking, side gate access to;

## OUTSIDE REAR

Mainly laid to lawn measuring in excess of 130ft'. Panelled enclosed fencing. Shed for storage.



## HOLDING DEPOSIT

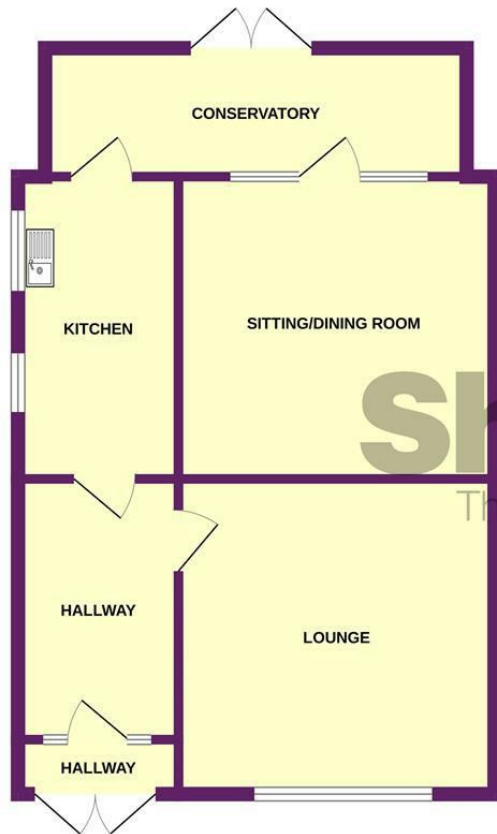
Please note on application being approved Sheen's Letting's and management take a holding deposit before the application is sent off for referencing this is £311.00, this comes off the total deposit which is £1557.00. The holding deposit is non refundable should the applicant fail referencing or withdraws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

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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Selling properties... not promises

📍 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG

☎ 01255 225559 ✉ lettings@sheens.co.uk 🌐 sheens.co.uk

**Sheen's**  
The Action Agents