



## Warwick Road Clacton-On-Sea, CO15 3BX

Sheen's Lettings & Management are pleased to be offering to the market this TWO BEDROOM SEMI-DETACHED HOUSE situated in the non-estate position of Warwick Road, Clacton-on-Sea. Call now for further details & to arrange a viewing.

- Two Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Modern Bathroom
- Modern Kitchen
- Rear Garden
- Deposit £1269.00
- Council Tax Band B
- EPC Rating D



**£1,100 Per Calendar Month**

## Accommodation Comprises

The accommodation comprises with approximate room sizes:

### HALLWAY

Radiator, doors to;

### LOUNGE

10'9 x 10'5

Radiator, window to front.



### DINING ROOM

10'5 x 10'4

Radiator, window to rear, door to;





## KITCHEN

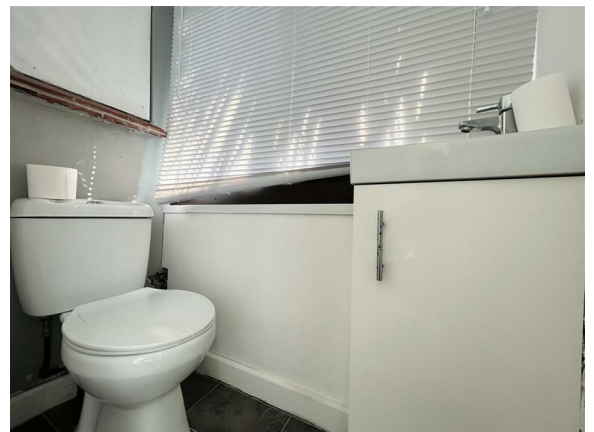
19' x 6'4

Cupboards at both eye and floor level, Space for freestanding cooker, extractor hood above. Space for freestanding fridge. Windows and door to rear.



## DOWNSTAIRS W.C

Low level W.C, window to rear.



### BEDROOM ONE

Radiator. Window to front, storage cupboard.



### BEDROOM TWO

10'5 x 8'1

Radiator, window to rear.



## BATHROOM

Panelled enclosed bath, shower attachment above. Vanity hand wash basin with storage underneath, low level W.C. Towel rail, window to rear.



## 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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The *Action* Agents

