



## St. Osyth Road Clacton-On-Sea, CO15 3HJ

We are delighted to offer FOR LET THIS THREE BEDROOM SEMI-DETACHED HOUSE situated in this sought after position within walking distance to the town centre and railway station. The property is presented unfurnished and is available for long term let.

- Three Bedrooms
- No Pets
- Gas Central Heating
- Fitted Kitchen
- Dining Room
- Ground Floor W.C
- Rear Garden
- Deposit £1500.00
- Council Tax Band B
- EPC Rating C

**£1,300 Per Calendar Month**



### Entrance Door & Hallway

Doors to kitchen, living room and dining room. Door to under stairs W.C.

### LOUNGE

14'4 x 11'1

Double glazed window.



### DINING ROOM

12' x 11'1

Double glazed UPVC patio doors to rear garden.



### KITCHEN

14'8 x 6'

Fitted kitchen with integrated oven & hob. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. Door to rear garden.





### GROUND FLOOR W.C

Low level W.C. Hand wash basin.



### STAIRCASE & LANDING

Airing cupboard, doors to:

### BEDROOM ONE

12'2 x 10'7

Double glazed window. Radiator.



### BEDROOM TWO

12'3 x 11'2

Double glazed window. Radiator.



### BEDROOM THREE

8'3 x 6'6



### BATHROOM

Modern bathroom comprising of a panel enclosed bath with shower screen, low level WC and hand wash basin with pedestal. Part tiled walls. Double glazed window.



### EXTERIOR

Front: Concrete area. Side access.

Rear: Lawn area with established shrubs and borders.



### 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 £300.00, this comes off the total deposit which is £1500.00. 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.

---

## Selling properties... not promises

📍 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG  
☎ 01255 225559 ✉ [lettings@sheens.co.uk](mailto:lettings@sheens.co.uk) 🌐 [sheens.co.uk](http://sheens.co.uk)

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

