



Victory Road Clacton-On-Sea, CO15 3DX

Sheen's Letting's & Management are delighted to offer FOR LET THIS TWO BEDROOM SEMI-DETACHED HOUSE. The property benefits from a private rear garden, gas central heating and a large loft room (not suitable as a bedroom). Clacton-on-Sea's town centre and railway station are located approximately half a mile away along with Clacton's seafront being approximately three quarters of a mile away. Call now for further details and to arrange a viewing.

- Two Bedrooms
- Gas Central Heating
- Close To Town & Station
- Loft Room (Cannot be used as a bedroom)
- Private Rear Garden
- Double Glazed
- 93 SQM Of Accommodation
- Deposit £1442.00
- Council Tax Band B
- EPC Rating D



£1,250 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

LOUNGE/DINING ROOM

Double glazed window to front. Double glazed UPVC door to rear garden. Radiator.



BATHROOM

Panelled enclosed bath, shower attachment above, low level W.C. Hand wash basin pedestal. Fully tiled walls. Double glazed window to front.



KITCHEN

Cupboards at both eye and floor level, integrated oven and hob.
Part tiled walls.
Double glazed window.



BEDROOM ONE

Double glazed window to rear garden. Radiator.



BEDROOM TWO

Double glazed window to front. Radiator.



LOFT ROOM

Loft Room can't be used as a bedroom to sleep overnight. Not a habitable space.



REAR 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 £288.00, this comes off the total deposit which is £1442.00. 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

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Sheen's
The *Action* Agents

