



## Chingford Avenue Clacton-On-Sea, CO15 4US

Sheen's Letting's & Management are pleased to offer FOR LET THIS TWO BEDROOM SEMI-DETACHED BUNGALOW situated in this sought after position in Great Clacton. The property benefits from gas central heating & off street parking. The property is presented on an unfurnished basis. Call now for further details and to arrange a viewing.

- Two Bedrooms
- Gas Central Heating
- Off Street Parking
- Bungalow
- Shower Room
- Established Garden
- Fully Double Glazed
- Deposit £1384.00
- Council Tax Band B
- EPC Rating C



**£1,200 Per Calendar Month**

## Accommodation Comprises

The accommodation comprises with approximate room sizes:

### ENTRANCE DOOR/HALL

Storage cupboard housing combination boiler.

### LOUNGE

15'9 x 10'3

Double glazed window to front. Radiator.



### KITCHEN

7'8 x 5'1

Fitted kitchen comprising of cupboards at eye and floor level, inset stainless steel sink, space for upright freestanding fridge freezer (in alcove), space and plumbing for a washing machine. Part tiled walls. Double glazed window.



## BEDROOM ONE

13'6 x 7'9

Double glazed window to rear garden. Radiator.



## BEDROOM TWO

9'7 x 8'7

Double glazed UPVC patio door access to garden. Radiator.



### SHOWER ROOM

Tiled shower room comprising of; fitted toilet, hand wash basin. Double width shower with glass screen and thermostatic shower.



### OUTSIDE - REAR

Established garden with a paved patio area, timber storage shed, borders and lawn area.



### OUTSIDE - FRONT

Front: Low maintenance front garden with gravel area and hard standing area providing off road parking.

### 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 £276.00, this comes off the total deposit which is £1384.00. 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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## Selling properties... not promises

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

