



## 241 Old Road Clacton-On-Sea, CO15 3LU

Sheen's Lettings & Management are pleased to offer FOR LET THIS TWO BEDROOM GROUND FLOOR MAISONETTE situated in Old Road, Clacton-on-Sea. This property is presented on an unfurnished basis, call now for more information and to arrange a viewing.

- Two Bedrooms
- No Pets
- Gas Central Heating
- Ground Floor Maisonette
- Fitted Kitchen
- Double Glazed Throughout
- No Parking
- Deposit £1032.00
- Council Tax Band A
- EPC Rating C

£895 Per Calendar Month



## Accommodation Comprises

The accommodation comprises with approximate room sizes:

### HALLWAY

Doors to:

### KITCHEN

Cupboards at both eye and floor level, space and plumbing facilities for washing machine. Integrated oven and hob, extractor hood above. Double glazed window to side. Radiator.



### LOUNGE

Double glazed windows to front. Radiator.



### BEDROOM ONE

Double glazed windows to front.



### BEDROOM TWO

Double glazed window to side.



## BATHROOM

Panelled enclosed bath, shower attachment above. Hand wash basin pedestal. Part tiled walls.



## 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 £206.00, this comes off the total deposit which is £1032.00. 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