



## Park Road Clacton-on-Sea, CO15 1HF

Sheen's Lettings & Management are delighted to offer FOR LET THIS MODERN SEMI DETACHED HOUSE. The property benefits from two reception rooms and a large kitchen/dining room. The property has two double bedrooms with a fully equipped loft room which includes an en suite bathroom. The property is available to let immediately on a long term basis.

- Two Double Bedrooms
- Working/Retired DSS Considered
- No Pets
- Loft Room With En Suite
- Dining Room
- Gas Central Heating
- Kitchen/Breakfast Room
- Long Term Let
- Council Tax Band C
- EPC Rating D



**£1,300 Per Calendar Month**

## Entrance Porch

Door to:-

## Entrance Hall

Stairflight to first floor. Doors to Kitchen, Lounge and Ground Floor W.C. Cupboard downstairs.

## Ground Floor W.C.

White suite comprising of low level W.C and a wall mounted wash hand basin. Window to side.

## Lounge

15'2" x 12'0"

Window to front. Ornamental iron fireplace. Double doors with glass pane inserts leading to :-



## Dining Room

12'3" x 12'1"

Ornamental fire surround. Open access to:-

## Kitchen/Breakfast Room

20'1" x 17'11" (MAX MEASUREMENTS)

French doors to rear. Window to side and rear.



## Kitchen/Breakfast Room View Two

## First Floor

### Bathroom

White suite comprising of high level W.C, wash hand basin with vanity cupboard under, bath with side panel and shower attachment. Window to rear.

### Bedroom One

12'3" x 11'2"

Two built in wardrobes. Ornamental iron fireplace. Window to rear.

### Bedroom Two

12'3" x 9'3"

Ornamental iron fireplace. Window to front.

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### Nursery/Study

9'0" x 7'5"

Stairflight to second floor.

### SECOND FLOOR

#### Loft Room

Velux window to front and rear. Storage in the eaves. Door to:-

#### En-suite Bathroom

#### Outside 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 £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 there application.



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## Selling properties... not promises

📍 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG

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**Sheen's**  
The Action Agents

