

📍 67 Meredith Road, Clacton-on-Sea, Essex, CO15 3AG  
☎ 01255 225559 ✉ lettings@sheens.co.uk 🌐 sheens.co.uk

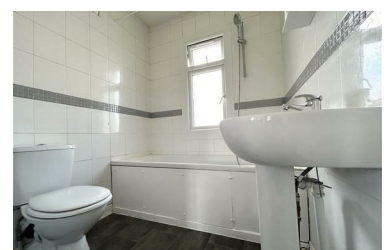
**Sheen's**  
The Action Agents



## 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 is available for long term and it benefits from a private rear garden, gas central heating and a large loft room (not suitable as a bedroom).

- Two Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Close To Town & Station
- Loft Room (Cannot be used as a bedroom)
- Private Rear Garden
- Long Term Let
- Council Tax Band B
- EPC Rating D



**£1,100 Per Calendar Month**

**LOUNNAGE/DINING ROOM**



**BATHROOM**

Panelled enclosed bath, shower attachment above, low level W.C. Hand wash basin pedestal. Fully tiled walls.



## KITCHEN

Cupboards at both eye and floor level, integrated oven and hob.



## BEDROOM ONE

Window to rear garden. Radiator.



## BEDROOM TWO

Window to front. Radiator.



## LOFT ROOM



## 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 £253.00, this comes off the total deposit which is £1269.00. 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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