



Eton Road Clacton-On-Sea, CO15 3QA

Sheen's Letting's & Management are delighted to offer FOR LET THIS THREE BEDROOM TERRACED HOUSE. The property has two ground floor reception rooms (one of which can be used as a bedroom) and two bedrooms on the first floor. There's also a small room which can be used as a study room/office on the first floor. Call now for further details and to arrange a viewing.

- Two First Floor Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- First Floor Office/Study
- Two Ground Floor Reception Rooms
- Separate W.C & Bathroom
- Close To Town Centre
- Council Tax Band B
- EPC Rating D



£1,350 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

ENTRANCE DOOR/HALL

Doors to:

LOUNGE

14'4 x 11'6

Double glazed windows to front. Radiator.



KITCHEN

13'1 x 10'5

Integrated oven and hob, extractor hood above. Cupboards at both eye and floor level, space for fridge freezer, part tiled walls. Double glazed Windows to rear. Door to rear garden.



DINING ROOM/BEDROOM THREE

11'6 x 9'4



STAIRCASE & LANDING

Doors to:

BEDROOM ONE

15'1 x 12'

Double glazed windows to front, storage cupboard.



BEDROOM TWO

11'5 x 9'2

Double glazed window to rear garden. Radiator.



STUDY/OFFICE

9'3 x 5'4



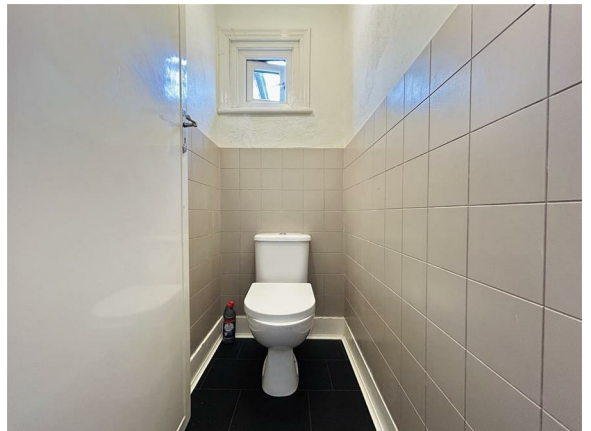
BATHROOM

Panelled enclosed bath, shower attachment above. Part tiled walls, double glazed window to rear garden.



SEPARATE W.C

Hand wash basin. Low level W.C. Part tiled walls.



REAR GARDEN

Panelled enclosed fencing, side gate access.



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 £311.00, this comes off the total deposit which is £1557.00. 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.

Selling properties... not promises

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Sheen's
The *Action* Agents

