



Dedham Avenue Clacton-On-Sea, CO16 8AN

Sheen's Lettings & Management are pleased to be offering to the market this TWO BEDROOM SEMI DETACHED HOUSE situated in Dedham Avenue, Clacton-on-Sea. The accommodation is situated within one and a half miles of Clacton-on-Sea's town centre, seafront and mainline railway station. An internal inspection is highly advised to appreciate the accommodation on offer. Call now for further details and to arrange a viewing.

- Two Bedrooms
- Working/Retired DSS Considered
- No Pets
- Newly Carpeted
- Off Street Parking For Multiple Vehicles
- Rear Garden
- Fully Double Glazed
- Deposit £1269.00
- Council Tax Band B
- EPC Rating D



£1,050 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

ENTRANCE HALL

Stairflight to first floor,. Understairs storage cupboard.

LOUNGE

20'10" x 9'8"

Newly Carpeted. Double glazed window to front and rear.



KITCHEN

9'1" x 8'3"

Fitted kitchen suite comprising; Laminated rolled edge work surfaces with inset one and a half bowl single drainer stainless steel sink unit with mixer. Selection of matching wall units with cupboards and drawers at both eye and floor level. Space and plumbing facilities for washing machine. Space for freestanding cooker. Part tiled walls. UPVC double glazed door leading to rear garden. Double glazed windows to side and rear.



FIRST FLOOR LANDING

Airing cupboard. Double glazed window to side. Doors to;

BATHROOM

Comprises; Wall mounted hand wash sink basin with cupboards underneath. Panelled enclosed bath. Part tiled walls. Double glazed window to rear.



SEPARATE W.C

White low level W.C. Double glazed window to rear.



BEDROOM ONE

12'0" x 11'0"

Newly carpeted. Door to walk-in wardrobes/deep storage cupboard. Double glazed window to front.



BEDROOM TWO

9'8" x 9'2"

Newly carpeted. Double glazed window to rear.



OUTSIDE - FRONT

Concrete hard-standing providing off street parking. Rest laid to lawn.



OUTSIDE - REAR

Patio paved area with remainder being laid to lawn. Brick built storage shed. Side access to front.



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 £242.00, this comes off the total deposit which is £1211.00. The holding deposit is non refundable should the applicant fail referencing or withdraws their 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

