

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

Sheen's
The Action Agents



Station Road Frinton-on-Sea, CO13 0LU

Sheen's Lettings & Management are pleased to be offering to the market this REFURBISHED TWO BEDROOM END TERRACE HOUSE situated in Station Road, Kirby Cross. The property is located within 20 metres of Kirby Cross's Mainline Railway Station with links to London Liverpool Street and is conveniently situated within two miles of Frinton's town centre with shopping amenities in Connaught Avenue and Seafront. Call now for further details and to arrange a viewing.

- Two Bedrooms
- Working/Retired DSS Considered
- No Pets
- Gas Central Heating
- Refurbished
- Fully Double Glazed
- Deposit £1326.00
- Long Term Let
- Council Tax Band B
- EPC Rating D



£1,150 Per Calendar Month

Accommodation Comprises

The accommodation comprises with approximate room sizes:

LOUNGE

11'5 x 10

Double glazed window to front. Radiator. Newly carpeted.



DINING ROOM

12 x 10'1

Radiator. Newly carpeted.



KITCHEN

14'4 x 7'6

Cupboards at both eye and floor level, integrated oven and hob, extractor hood above. Space & plumbing facilities for washing machine, part tiled walls. Radiator. Double glazed window to rear. Double glazed UPVC door to rear.



BATHROOM

Panelled enclosed bath, electric shower above, vanity hand wash basin with storage underneath. Low level W.C. Fully tiled walls. Double glazed windows to rear.



BEDROOM ONE

11'11" x 11'4"

Double glazed window to front. Newly Carpeted.



BEDROOM TWO

10'1 x 9'2

Double glazed window to rear. Radiator. Newly carpeted.



REAR GARDEN

Panelled enclosed fencing.



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 £265.00, this comes off the total deposit which is £1326.00. 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

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

☎ 01255 225559 ✉ lettings@sheens.co.uk 🌐 sheens.co.uk

G & S Sheen Ltd trading as Sheen's | Registration No: 4506883

Sheen's
The Action Agents

