

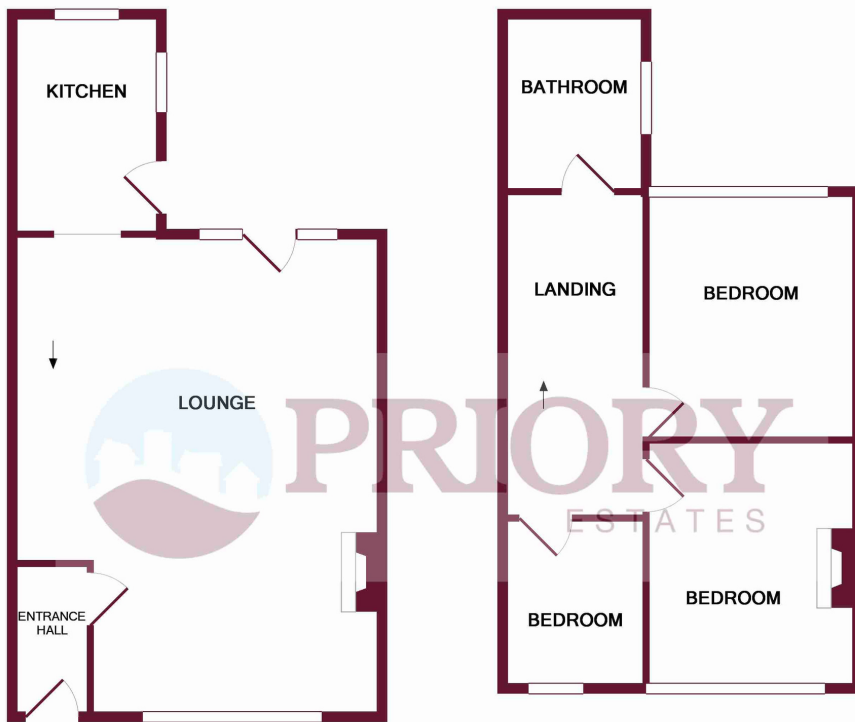


London Road, Clacton-On-Sea

**£1,200 pcm**

Priory Estates are delighted to present this three bedroom mid terraced house. Situated within a short walk to local amenities and Clacton Railway Station, with links to Colchester and London Liverpool Street. This property has just undergone redecoration and benefits from period features, gas central heating and double glazing. Available from August on an unfurnished basis.

- Undergone Redecoration Works
- Close to Local Amenities
- Gas Central Heating
- Front and Rear Gardens
- Unfurnished
- Available August



GROUND FLOOR  
APPROX. FLOOR  
AREA 451 SQ.FT.  
(41.9 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 431 SQ.FT.  
(40.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 883 SQ.FT. (82.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |



**Council Tax Band**  
Council Tax Band B

**LOCAL AUTHORITY**  
Tendring District Council

### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,380 is required in cleared funds prior to the commencement of the tenancy.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy they should not be relied upon and potential tenants are advised to recheck the measurements.