

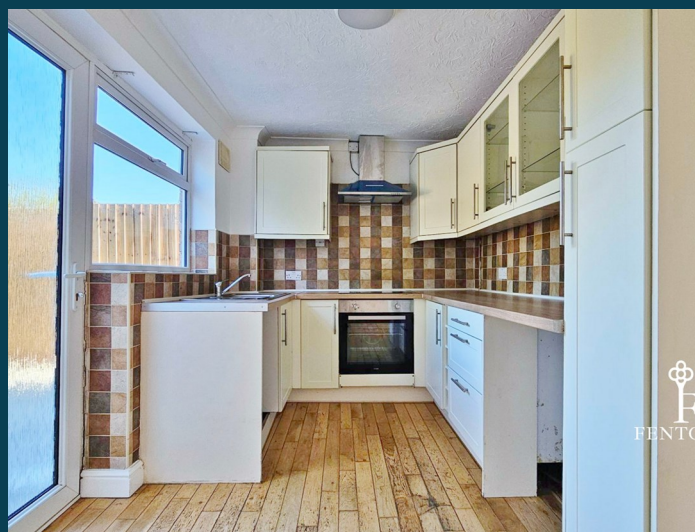
WOODFORD CLOSE, GREAT CLACTON, ESSEX, CO15 4UD

£1,600 Per month

- Three Bedrooms
- Large Lounge
- Ground Floor Cloakroom & First Floor Bathroom
- 11' Conservatory
- Secluded Rear Garden
- Integral Garage & Off Street Parking
- Available Now
- Keys to View
- Council Tax Band - C
- EPC Rating - D



FENTONS
ESTATE AGENTS



Situated in the ever popular Great Clacton area, Fentons are pleased to offer for rent this MODERN, THREE BEDROOM SEMI-DETACHED HOUSE. The property is available now and conveniently located within two miles of Clacton-on-Sea Railway Station, Town Centre & Seafront and within walking distance to 'Clacton Common' for additional amenities. An early viewing is highly advised to avoid disappointment.

Accommodation comprises of approximate room sizes

Lounge

14'8" x 11'11"

Cloakroom

Kitchen/Diner

20'6" x 7'4"

Conservatory

11'11" x 9'6"

Bedroom One

12'1" x 10'8"

Bedroom Two

10'9" x 10'3"

Bedroom Three

9'6" x 8'10"

Bathroom

Lettings Particular Disclaimer

These particulars are intended as a general guide only. Prospective tenants are

advised to view the property in person before entering into any contract or making any payments. Please note that photographs may include wide-angle images, which can affect the perception of room size. Room dimensions should always be considered prior to arranging a viewing.

Checks For Right To Rent

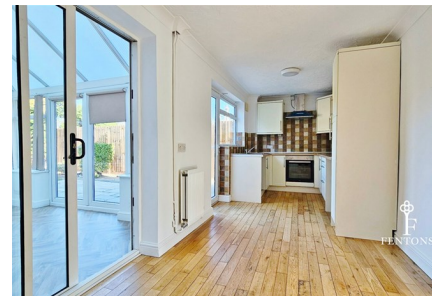
In accordance with the government's Right to Rent regulations, we are required to verify the residency status of all applicants. If you are not a UK resident, you will need to provide appropriate Right to Rent documentation. Please contact our office if you require further information or assistance.

Holding Deposit

For all rental properties, a security deposit of one month's rent and one month's rent in advance are required prior to the start of the tenancy. To reserve a property and proceed with your application, a holding deposit equivalent to one week's rent must be paid.

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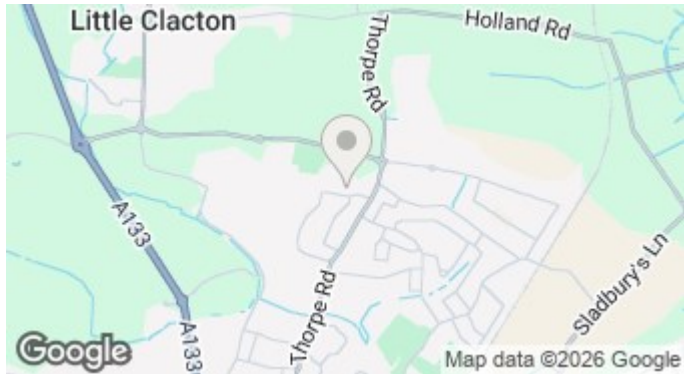


Call us on
01255 779810

info@fentonsestates.co.uk
www.fentonsestates.co.uk

Council Tax Band

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These Particulars do not constitute part of an offer or contract. They should not be relied upon as a statement of fact and interested parties must verify their accuracy personally. All internal & some outside photographs are taken with a wide angle lens, therefore before arranging a viewing, room sizes should be taken into consideration.

