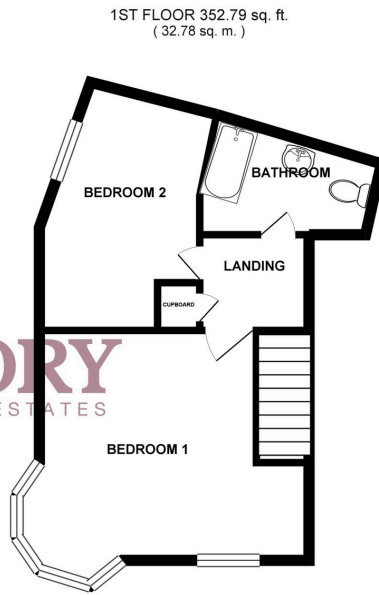
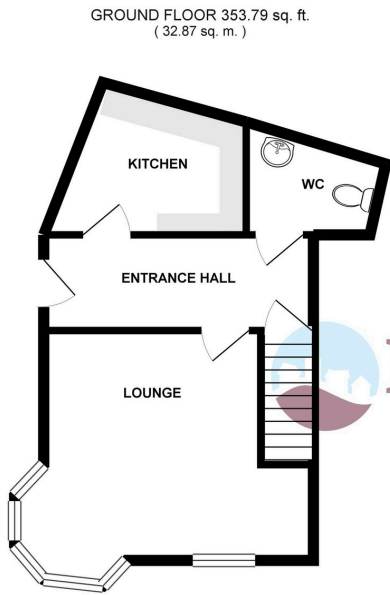


Skelmersale Road, Clacton-on-Sea CO15

**£1,150 pcm**

Priory Estates are pleased to market this modern two bedroom mid-terrace house in Clacton-on-Sea. Situated within close proximity of the beach, town centre and Clacton Railway Station, with easy access to Colchester and London Liverpool Street. This property also benefits from allocated off road parking, downstairs WC and a front garden area. Available from June on an unfurnished basis.

- Modern Throughout
- Close to Town Centre
- Front Garden Area
- Allocated Off Road Parking
- Unfurnished
- Available June



TOTAL FLOOR AREA : 706.58 sq. ft. ( 65.64 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 6/2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**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 £1,325 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.