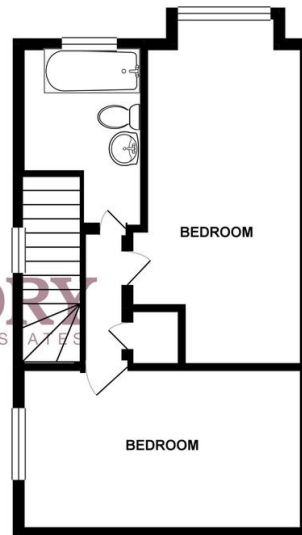
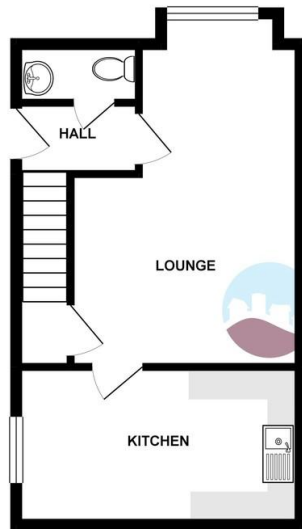


**Frinton Office**  
88 Connaught Avenue  
Frinton-on-Sea  
Essex CO13 9PT  
Tel: (01255) 677688

**Harwich Office**  
147 High Street  
Harwich  
Essex CO12 3AX  
Tel: (01255) 506655

GROUND FLOOR 344.85 sq. ft.  
(32.04 sq. m.)

1ST FLOOR 337.19 sq. ft.  
(31.33 sq. m.)



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	
83	88
England & Wales	
EU Directive 2002/91/EC	
WWW.EPC4U.COM	

**Council Tax Band**  
Council Tax Band B

**LOCAL AUTHORITY**  
Tendring District Council



**OFFICE**  
88 Connaught Avenue  
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**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 tenant: are advised to recheck the measurements.



**Skelmersdale Road**

Clacton-on-Sea

**Rent: £1,050 pcm**

Energy Efficiency Rating





### Property Description

Priory Estates are pleased to bring to the rental market this modern two bedroom house in Clacton-on-Sea. Situated within close proximity of the beach and shops and walking distance from Clacton Train station with links to London, the property benefits a rear garden and off road parking. Available the middle of March on an unfurnished basis.



### Accommodation

Entrance Hall  
Lounge (5.30m x 3.65m)  
Kitchen (5.57m x 2.68m)  
Ground Floor WC  
Bedroom One (5.57m x 2.68m)  
Bedroom Two (5.30m x 2.68m)  
Bathroom

### Features

Modern  
Rear Garden  
Off Road Parking  
Good Public Transport Links  
Close to Shops & Beach



### Financial Requirements

A minimum of one month's rent, plus a deposit of £1,210 is required in cleared funds prior to the commencement of the tenancy.

### Term

A minimum of 6 months under an Assured Shorthold Tenancy Agreement, with an extension to the contract should both parties agree.

### Restrictions

Certain Restrictions have been placed on this property, please ask for details.