



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## CARNARVON ROAD, CLACTON-ON-SEA, CO15 6QA

£800 PCM

Lamb & Co are pleased to offer this recently redecorated and partly refurbished First Floor Two Bedroom Flat located within walking distance to the town centre and close proximity to the train station. Permit parking nearby, gas central heating. The Property is available now, contact the office to express interest.

- Available Now
- Recently Redecorated
- New fitted bathroom
- Guarantor Required
- Two Bedrooms
- Gas Central Heating
- Council Tax - A
- EPC - D



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## Entrance/Hallway

Access to entrance down alley way via side of commercial. Communal entrance stairs to flat.

## Living Room Area

11'03 x 12'02 (3.43m x 3.71m )



Living room is open plan to the kitchen full size including Kitchen area is approx 18'10 x 12'02.

## Kitchen Area

12'02 x 7'01 (3.71m x 2.16m )



Space for washing machine, electric cooker and tall fridge freezer.

## Bedroom 1

6'11 x 8'09 (2.11m x 2.67m)



## Bedroom 2

8'08 x 11'06 (2.64m x 3.51m )



## Bathroom

6'10 x 8'02 (2.08m x 2.49m )



## Agents Note

PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

## Front Of Property



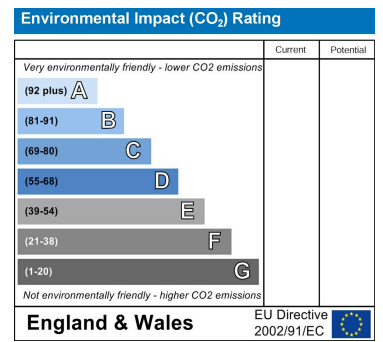
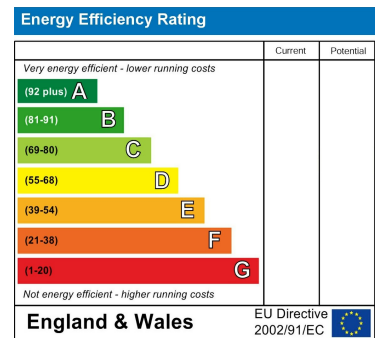
Access to entrance down alley way via side of commercial.

## Map



## Floorplan

## EPC Graphs



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.