



LAMB & CO

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



MELBOURNE ROAD, CLACTON-ON-SEA, CO15 3HY

£1,500 PER MONTH

Lamb and Co are pleased to advertise this Three Bedroom Semi Detached House located down Melbourne Road. This property benefits from having a drive, conservatory, down stairs WC and being in a good location for schools. This property is available from the mid/end of June 2026. Contact the office to express interest.

- Available Mid/End of June 2026
- Off Road Parking (One Vehicle)
- Council Tax Band- B
- Three Bedrooms
- Conservatory
- EPC- D
- Gas Central Heating
- Guarantor Required



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Entrance/Hallway

Lounge

14'11 x 10'11 (4.55m x 3.33m)



Kitchen/Dinner

11'11 reduced 8'11 x 16'10 (3.63m reduced 2.72m x 5.13m)



Integrated electric oven and grill. Space for slim fridge freezer or normal size if put in dinning area.

Conservatory

12'07 x 6'08 (3.84m x 2.03m)



Separate WC. Cupboard housing washing machine which will stay as a gesture of good will.

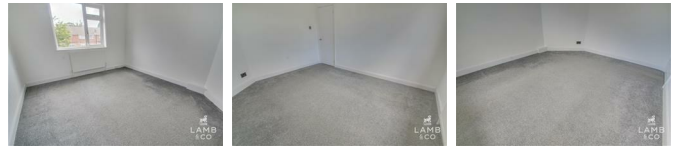
Bathroom

6'10 x 5'11 (2.08m x 1.80m)



Bedroom One

10'07 x 12'01 (3.23m x 3.68m)



Bedroom Two

12'00 x 10'06 (3.66m x 3.20m)



Bedroom Three

6'01 x 8'04 (1.85m x 2.54m)



Front Of Property

Paved drive directly outside space for 1 vehicle.

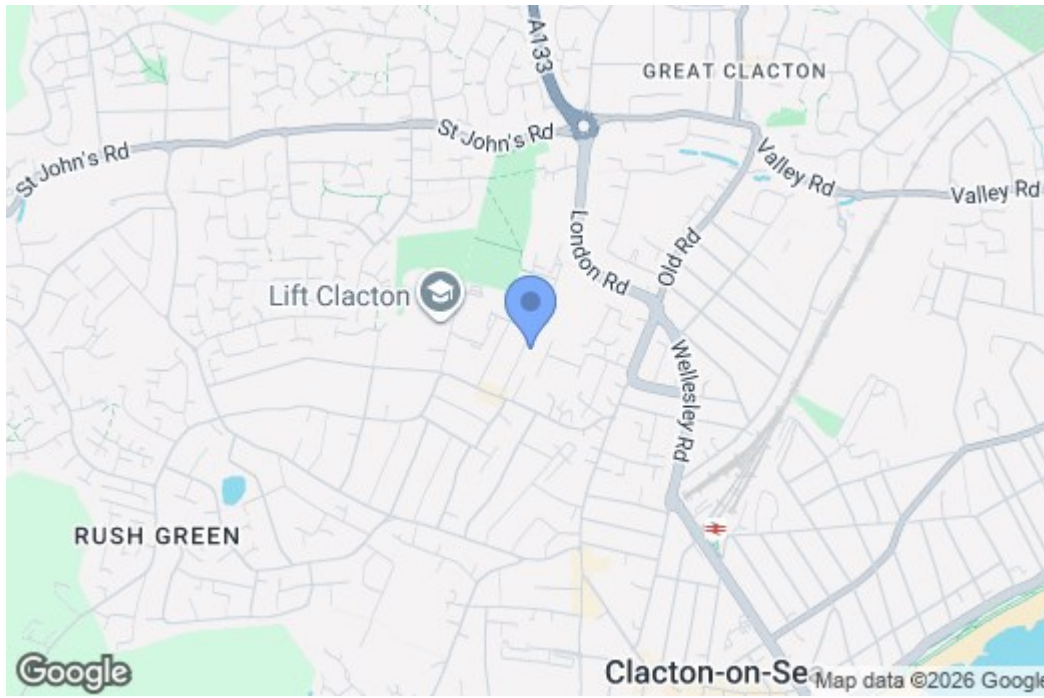
Rear Garden



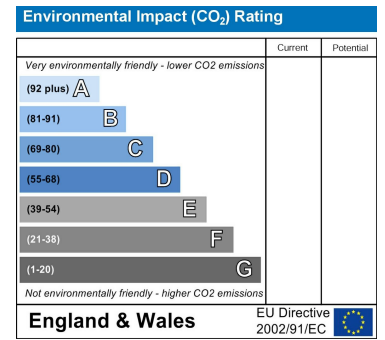
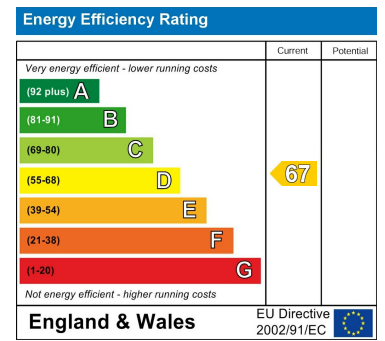
Agents Lettings Notes

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.

Map



EPC Graphs



Floorplan

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