



LAMB & CO

**Clacton-on-Sea**

52 Station Road  
Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



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

**£700 PCM**

Lamb & Co are pleased to offer this recently redecorated first floor one bedroom flat located within walking distance to the town centre and close proximity to the train station. Resident permit parking nearby, gas central heating. Give us a call now to arrange a viewing.

- Available Now
- Recently Redecorated
- Close Proximity To Train Station
- Guarantor Reuqired
- No Pets
- EPC - D
- Council Tax - A
- Walking Distance To Town Centre



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## Front Of Property



Access to entrance down alley way via side of commercial.

## Living Room

18'10 x 12'2 (5.74m x 3.71m)



Carpeted, painted walls, radiator.

## Kitchen

Vinyl flooring, painted walls, floor to ceiling level wooden units, with worktop. 1/2 bowl sink unit with side drainer, tiled splashback. Space for a cooker, washing machine and fridge freezer.

## Bedroom 1

11'0 x 8'0 (3.35m x 2.44m)



Laminate flooring, painted walls, radiator, upvc glazed window to side.

## Bedroom 2

8'9 x 6'11 (2.67m x 2.11m)



Laminate flooring, painted walls, radiator, upvc glazed window to rear.



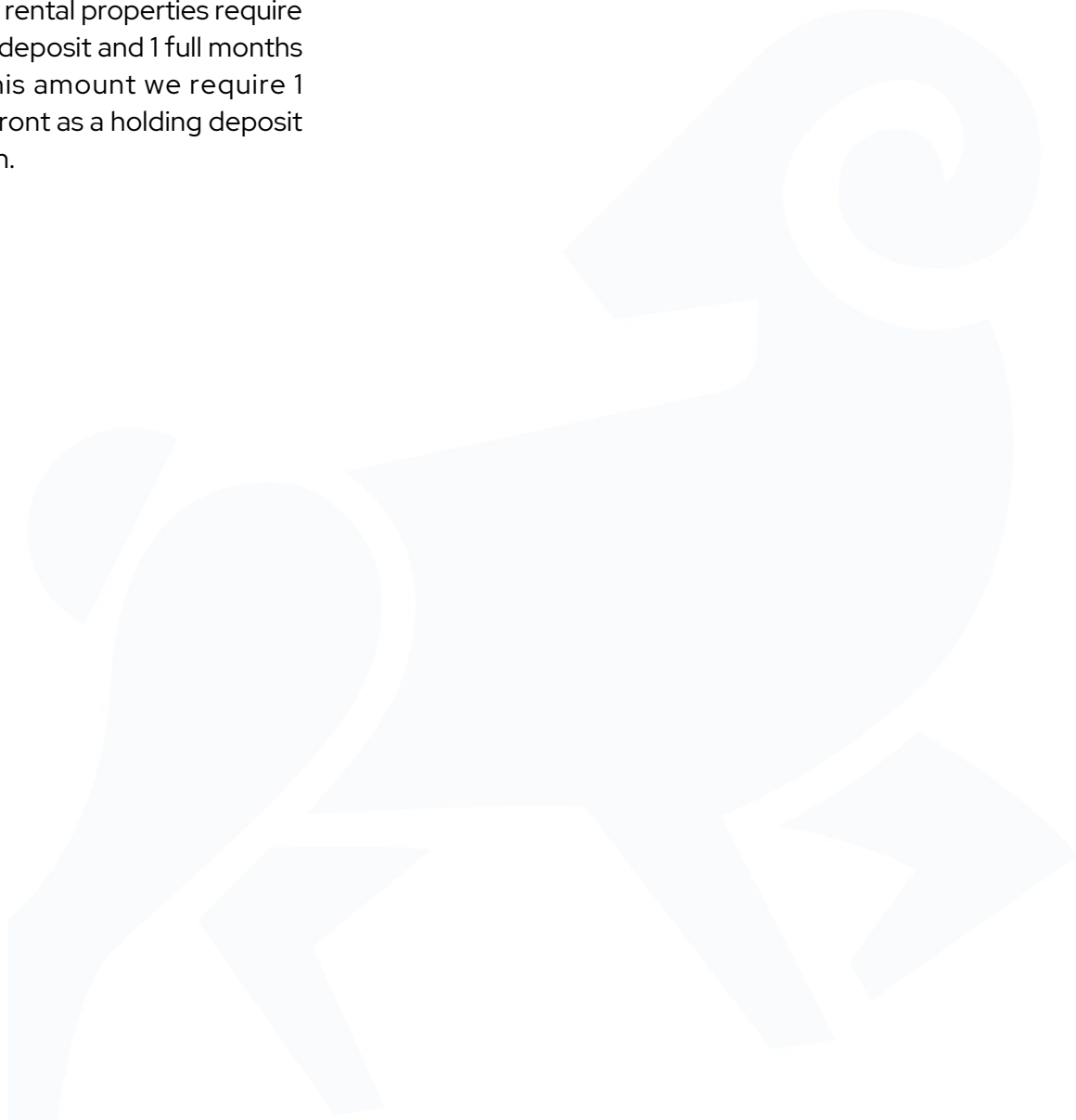
## Shower Room



Tiled flooring, painted walls, low level WC and basin. Corner shower cubicle. Upvc glazed window to rear.

### 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.

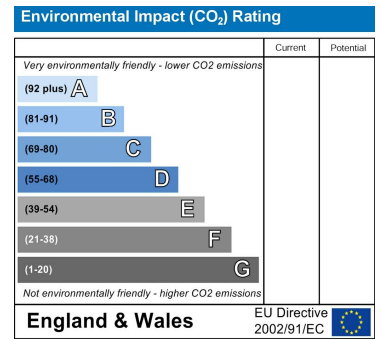
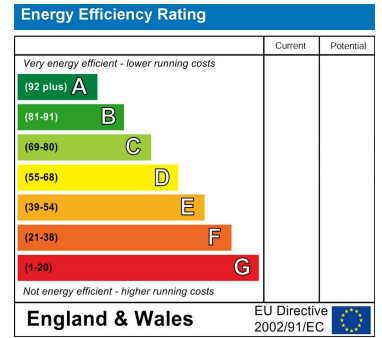


## Map



## 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.