



LAMB & CO

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



## KNOX ROAD, CLACTON, CO15 3TT

£875 PCM

Lamb and Co are pleased to offer for rent this Two Bedroom First Floor Maisonette, located down Knox Road this property is within one and quarter miles of the local mainline railway station and town centre. Available now and includes a garage. Contact the office to express interest.

- Available Now
- Gas Central Heating
- Council Tax Band A
- No Pets/ Smokers
- Garage
- EPC D
- Fully Double Glazed
- Guarantor Required



## Entrance/Hallway

### Bedroom One

14'2" x 10'0" (4.32 x 3.05)



### Lounge

17'2" x 9'6" (5.23 x 2.90)



UPVC double glazed window and door to balcony area.

### Balcony Area



## Bathroom



## Kitchen

9'6" x 8'5" (2.90 x 2.57)



### Bedroom Two

11'6" x 7'0" (3.51 x 2.13)



## Front Of Property



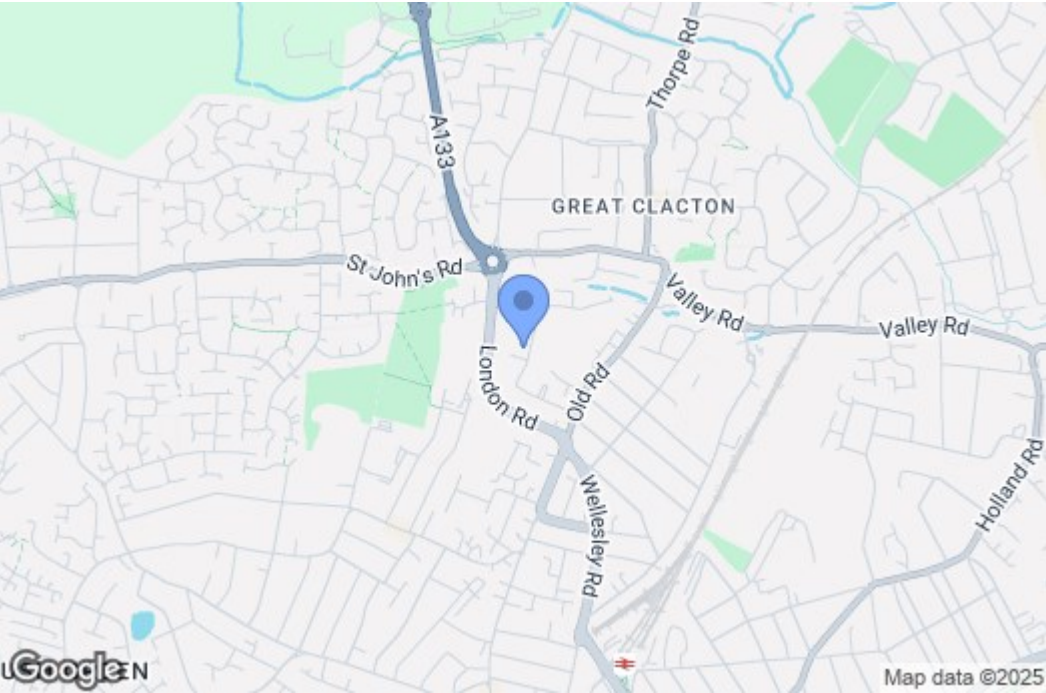
Communal parking around the property. Garage to the left of the property as you come out.

## Agents Note Lettings

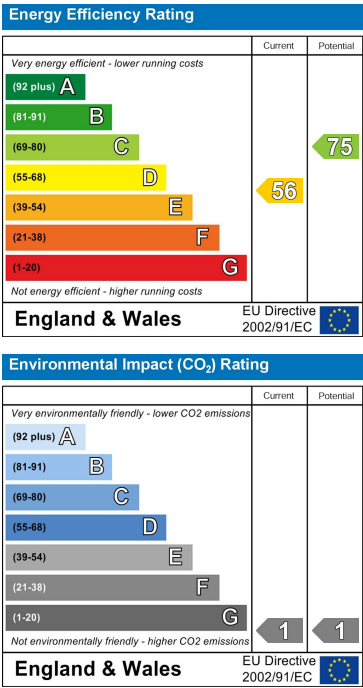
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.



Map



EPC Graphs



Floorplan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.