



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



PENFOLD ROAD, CLACTON-ON-SEA, CO15 1JN

£875 PCM

Lamb and Co are pleased to advertise this Two Bedroom Ground Floor Flat, located down Penfold Road. This property is all electric, has its own garden and located close to the town. It is available at the end of January 2026. Contact the office to express interest.

- Available End January
- Two Bedroom
- Ground Floor Flat
- Garden
- No Pets/Non Smokers
- Council Tax Band- A
- Guarantor Required
- EPC- E

Entrance/Hallway

Lounge

13'02 x 19'07 reduced 12'07 x 16'05
(4.01m x 5.97m reduced 3.84m x 5.00m)



Kitchen

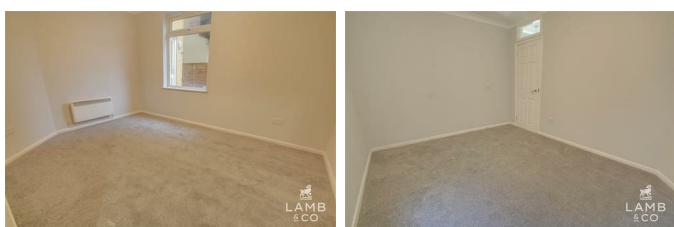
11'11 x 10'09 (3.63m x 3.28m)



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

Bedroom One

9'08 x 12'10 (2.95m x 3.91m)



Bathroom

6'08 x 7'09 reduced 5'07 (2.03m x 2.36m reduced 1.70m)



Bedroom Two

11'08 reduced 9'05 x 10'06 reduced 9'03 (3.56m reduced 2.87m x 3.20m reduced 2.82m)



Rear Garden

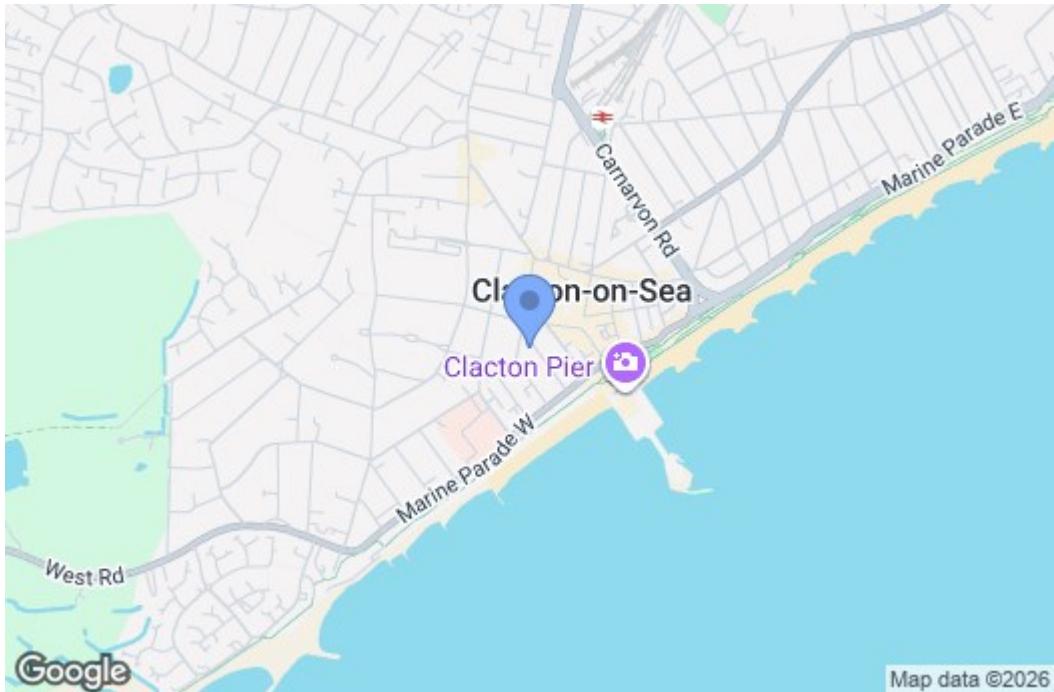
Front Of Property



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.