



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



COPPINS ROAD, CLACTON-ON-SEA, CO15 3HT

£1,400 PCM

Lamb and Co are pleased to bring to the market this well presented three bedroom semi detached house. Ideally located for local schools, the property is also within half a mile of the local railway station and town centre. Contact the office to express interest.

- Available December
- Fully Double Glazed
- Guarantor Required
- Close to Schools
- No Pets
- Council Tax Band- B
- Gas Central Heating
- EPC D

Entrance/Hallway

Entrance to the the property via half glazed UPVC street door into lobby, UPVC door into lounge.

Lounge

16'10" x 15' (5.13m x 4.57m)



Vinyl flooring. Feature chimney breast with electric heater. Double glazed window to front of the property. Stairs to first floor.

Kitchen/Diner

16'10" x 12'1" (5.13m x 3.68m)



Fitted floor, eye level white units, grey rolled work tops with tiled splash back. Inset 1 1/2 bowl chrome sink unit. Space for gas/electric cooker and under counter fridge freezer. Dinning area has fitted electric heater with stone surround. Vinyl flooring. Double glazed window to side. Under stairs storage, housing gas combination boiler. Patio doors into conservatory.

Conservatory

14'9" x 6'8" (4.50m x 2.03m)



Vinyl flooring. Two radiators. Double glazed windows to rear and side. Patio doors into garden area. Space for washing machine and tumble dryer.

Bathroom

6'11 x 5'9 (2.11m x 1.75m)



Walls are tiled from floor to ceiling. Comprising of white suite, corner style bath with electric shower over. Vanity basin. low level WC. Heated chrome towel rail, also radiator. vinyl flooring. Double glazed window to rear of property.

Bedroom One

12'11" x 10'6" (3.94m x 3.20m)



Carpeted. Storage cupboard. Radiator. Double glazed window to rear of the property.

Bedroom Two

12'1 x 10'7 (3.68m x 3.23m)



Carpeted. Radiator. Double glazed window to front of the property.

Bedroom Three

8'4 x 6'0 (2.54m x 1.83m)



Carpeted. Radiator. Double glazed window to front of the property.

Outside Front

Part Lawn, block paved driveway, providing off road parking for two vehicles. Side gate leading to:

Outside Rear

42' x 20 (12.80m x 6.10m)

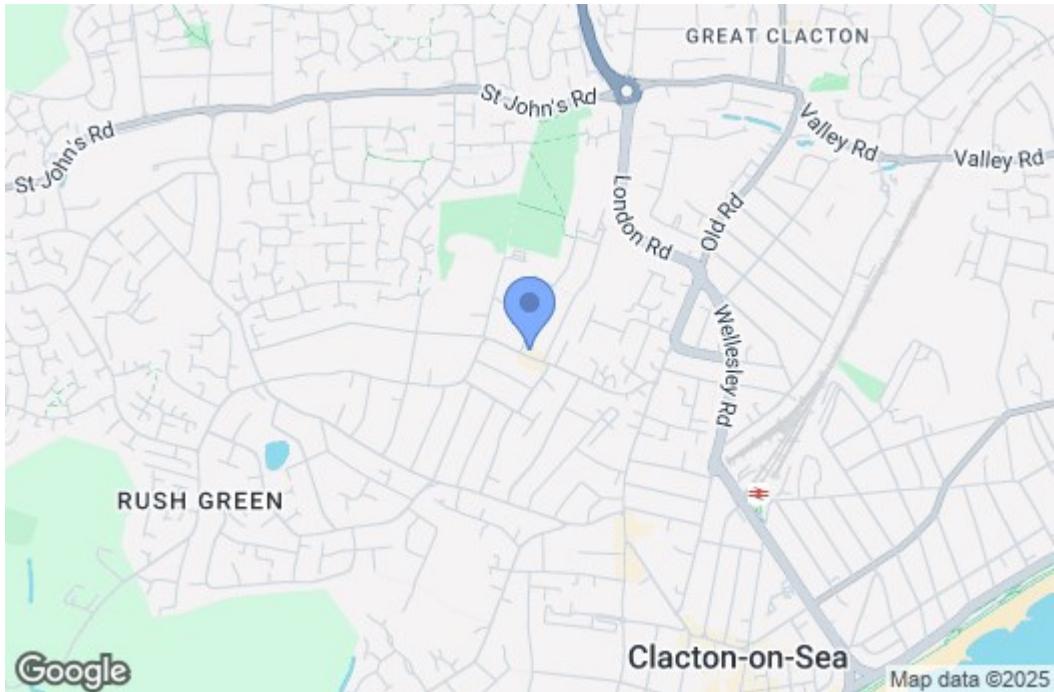


Decking area with remainder to lawn. Out building located at rear of the garden. Fully enclosed by panel fencing.

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



EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		57	
(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			83
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



COPPINS ROAD, CLACTON-ON-SEA, ESSEX, CO15 3HT
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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