



LAMB & CO

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Inspired by property, driven by passion.



BRANSTON ROAD, CLACTON-ON-SEA, CO15 3HE

£1,600 PCM

Lamb and Co are please to advertise this 3/4 bedroom chalet bungalow. Boasting two generous reception rooms, an en-suite to bedroom one, and a low maintenance courtyard garden, this well-presented home offers ample living space and proximity to the town centre. Additional benefits include a garage & driveway parking. Contact the office to express interest.

- Available August
- Long term
- Guarantor Required
- Gas Central Heating
- Garage & Allocated Parking
- Council Tax Band- B
- En-Suite
- EPC- D

Entrance Hallway

Via blocked paved drive way, steps to part glazed UPVC entrance door, into hallway. Radiator. Laminate flooring. Doors two:

Lounge

16' x 11'10 (into bay) (4.88m x 3.61m (into bay))



Newly carpeted. Wooden fire surround. Two radiators. Bay box double glazed window to front of the property.

Kitchen

15'11 x 8'4 reducing to 5'8 (4.85m x 2.54m reducing to 1.73m)



Floor/eye level white kitchen units with grey work tops and tiled splash back. inset single bowl/drainers chrome sink unit. Freestanding gas cooker left as gesture of good will with extractor

over. Space for washing machine and tall fridge freezer. Laminate flooring. Double glazed windows to rear of the property.

Bedroom Four/ Dining room

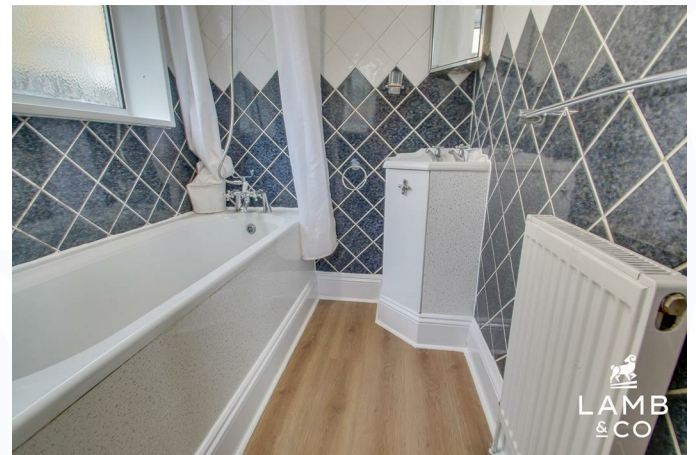
11'11 x 11'4 (into bay) (3.63m x 3.45m (into bay))



Laminate flooring. Radiator. Box bay double glazed window to front of the property.

Downstairs Bathroom

7'11 x 5'1 (2.41m x 1.55m)



Comprising of white suite. Bath with side and end panel, shower attached over. Vanity basin, low level wc. Laminate flooring. Double glazed window to side and rear of the property- Stairs to:

Bedroom One

13'5 x 11'8 (4.09m x 3.56m)



Newly carpeted. Two storage cupboards. Radiator. Two velux windows to roof. Door too:

En- Suite

9'6 x 8'3 (2.90m x 2.51m)



Comprising of white suite. Bath with side and end panel. Vanity basin, low level wc. Vaulted ceiling. Wooden flooring. Radiator. Single glazed window to side of property.

Bedroom Three/Study

8'0 x 7'1 (2.44m x 2.16m)



Newly carpeted. Walk in wardrobe area. velux window to roof.

Bedroom Two

12'1 x 11'1 reduced to 7'11 (3.68m x 3.38m reduced to 2.41m)



Newly carpeted. Two storage areas. Radiator. Two double glazed windows to the side of property.

Rear Garden

26' x 12 approx (7.92m x 3.66m approx)



Hardstanding area with outside shed for storage.

Front of Property



Blocked paved area with off road parking for two vehicles with side access to rear garden and front access to garage.

Agent Note

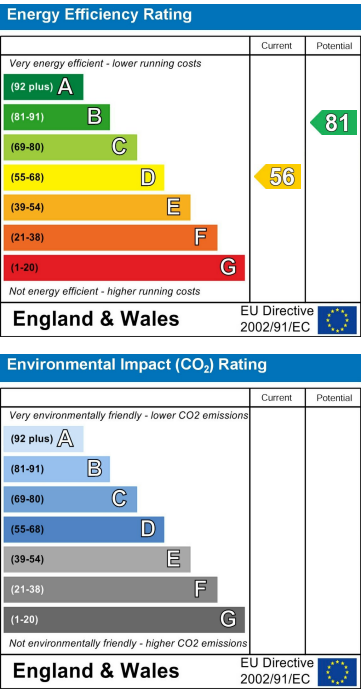
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map



Floorplan

EPC Graphs



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