



LAMB & CO

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ROOKWOOD CLOSE, CLACTON-ON-SEA, CO15 3UB

£850 PCM

Lamb and Co are please to advertised this One Bedroom End Of Terrace House, located down Rookwood Close. This property benefits from being close to local amenities and comes with a garden. This property is available from mid November. Contact the office to express interest.

- Available Mid November
- Electric Heating
- Guarantor Required
- One Bedroom
- Garden Included
- Council Tax Band- A
- Stair Lift If Needed
- Pets Considered
- EPC- D

Entrance/Hallway

Part glazed UPVC door to porch. Porch has a storage cupboard that houses the fuse board. Double glazed. Wooden part glazed door too:

Lounge

14'11 x 12'07 reduced to 8'05 (4.55m x 3.84m reduced to 2.57m)



Carpeted. Storage cupboard housing the plumbing for the washing machine, washing machine will be staying as a gesture of good will. Electric heater. Double glazed back door. Single glazed windows to porch. Stair lift can stay at the property, however if not required it can be removed.

Kitchen

6'06 x 7'03 (1.98m x 2.21m)



Tiled flooring. Low and eye level kitchen units. Marble effect rolled work tops. Stainless steel sink with drainer. Tall fridge freezer is being left as a gesture of good will. Currently no space for cooker or oven, also this can be discussed at the viewing. Double glazed window to the side/rear of the property.

Wet Room

6'07 x 6'07 (2.01m x 2.01m)



Fully kitchen out wet room. Low level WC. Pedestal sink basin. electric shower attached to wall with mobility chair if needed. Double glazed window to the side/rear of the property.

Bedroom

14'11 reduced 12'10 x 8'06 (4.55m reduced 3.91m x 2.59m)



Carpeted. Built in wardrobe. Electric heater. Double glazed window to the side/rear of the property.

Garden



Patio area, rest is bark. Metal shed being left as gesture of good will. Enclosed by fences left to right and small fence and gate at the front.

Front Of Property

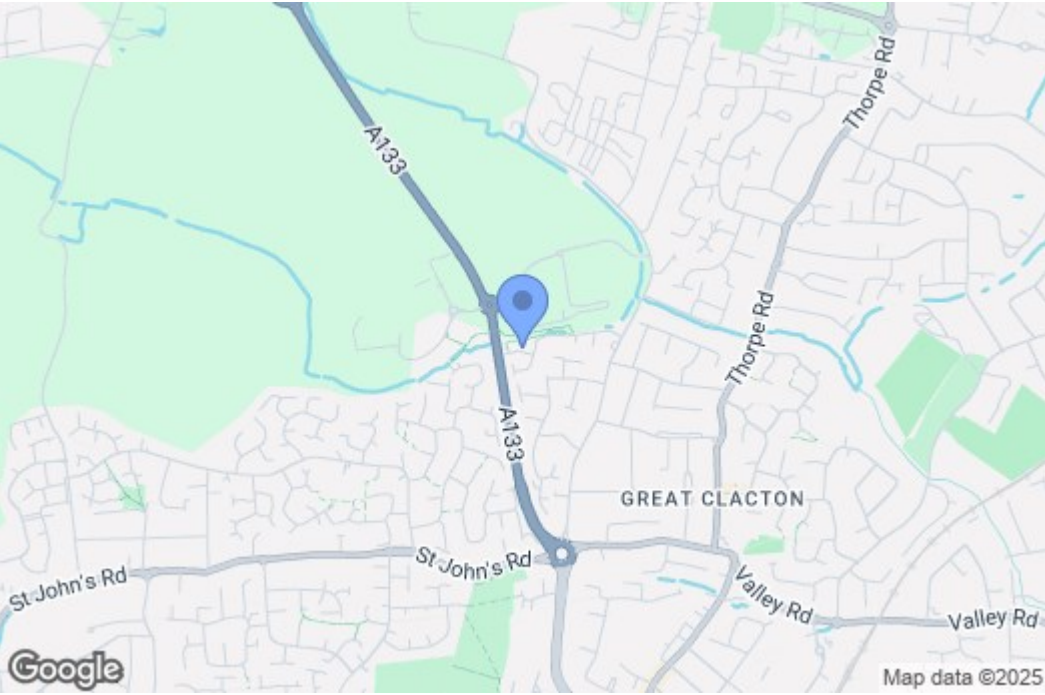


On street parking. Entrance to the property is down the side of 2 Rookwood.

Agents Lettings Notes

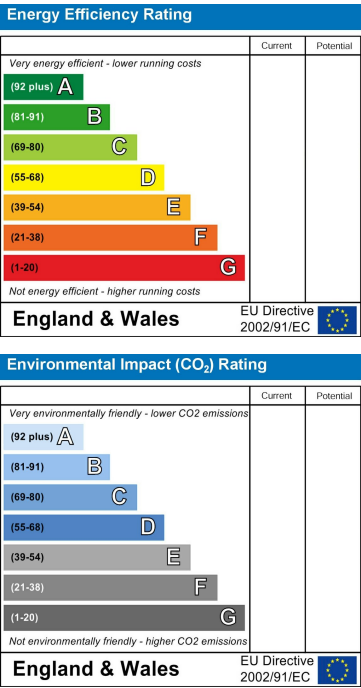
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map



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