



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



PARK ROAD, CLACTON-ON-SEA, CO15 1HQ

£1,425 PCM

Lamb and Co are pleased to advertise this fully refurbished Three/Four Bedroom Semi Detached House, located down Park Road. This property is available now and benefits from gas central heating, new fitted kitchen and bathroom and close to local amenities. Contact the office to express interest.

- Available Now
- Semi Detached House
- Guarantor Required
- Three/Four Bedroom
- Council Tax Band- B
- EPC- D
- Fully Refurbished
- No Pets/Non Smokers

Entrance/Hallway

Lounge

12'02 x 15'07 reduced to 13'00 x 11'00 (3.71m x 4.75m reduced to 3.96m x 3.35m)



Dining Room/Bedroom Four

13'05 x 9'07 (4.09m x 2.92m)



Kitchen

7'04 x 8'11 (2.24m x 2.72m)



WC



Bathroom

7'04 x 5'09 (2.24m x 1.75m)



Bedroom One

10'11 reduced 9'09 x 13'05 (3.33m reduced 2.97m x 4.09m)



Bedroom Two

10'02 reduced 9'00 x 13'00 (3.10m reduced 2.74m x 3.96m)



Bedroom Three

9'08 x 8'03 (2.95m x 2.51m)



Front Of Property



Rear Garden



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.