



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



THOROUGHGOOD ROAD, CLACTON-ON-SEA, CO15 6JX £925 PCM

Lamb & Co are pleased to offer for rent this Two bedroom ground floor flat located on the outskirts of the town centre within walking distance to local amenities and seafront. Benefitting from bathroom and a main bedroom en-suite with shower, outside area and allocated parking. Contact the office to express interest.

- Available Now
- En-suite With Shower
- Guarantor Required
- Close To Seafront
- No Pets/No Smokers
- Council Tax B
- Ground Floor Flat
- EPC C



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Outside Front



Bedroom One

13'03 x 9'08 (4.04m x 2.95m)



Hallway

Grey carpet. Storage cupboard housing gas combination boiler.

Bedroom Two

8'00 x 9'07 (2.44m x 2.92m)



New carpets to be installed. Mainly white décor. Double glazed window to front. Radiator.

New carpets to be installed. Cream décor. Radiator. Double glazed window to front. Door too:

En-suite



Vinyl flooring. Low level WC. Concealed shower system. Eye level storage units. White décor. Radiator.

Bathroom



Vinyl flooring. low level WC. Waist height sink basin. White ceramic bath with wooden/plastic panel. Storage unit at eye level. Comes with a wall monitor hair dryer.

Lounge Diner

18'02 x 14'04 (5.54m x 4.37m)



Wooden grey flooring with vinyl covering. Grey décor. Double glazed window to rear. Double wooden patio doors to outside space.

Kitchen



Laminate flooring, floor to eye level white glossed cupboard units, grey rolled worktops. Electric oven with gas hob and extractor over. Marble effect work tops with tiled splashback. Integrated fridge freezer. Space for washing machine next to the fridge freezer.

Outside Space



Patio area with slight sea views.

Agents Note Lettings

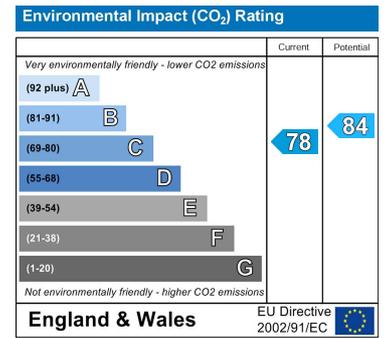
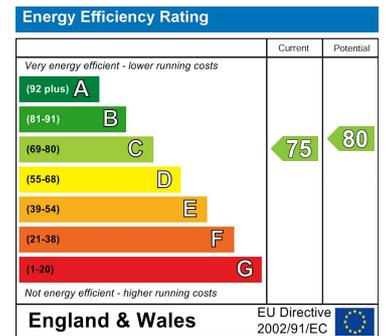
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

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