



LAMB & CO

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



WARWICK ROAD, CLACTON-ON-SEA, CO15 3DE

£1,250 PCM

Lamb and Co are pleased to offer for rent this 3 bedroom semi detached house, this property is conveniently situated within one mile of Clacton's mainline railway station, town centre and sea front. It is available from mid April 2026, contact the office to express interest.

- Available Mid April
- Guarantor Required
- Pets Considered

- Three Bedrooms
- Gas Central Heating
- Council Tax B

- Fully Double Glazed
- EPC D

UPVC double glazed entrance door to:

LOUNGE

15'1" into bay x 10'6" (4.60 into bay x 3.20)



Laminate flooring. Wooden surround with inset gas fire capped off. Radiator. UPVC double glazed bay window to front.

KITCHEN

13'9" x 9'10" (4.19 x 3.00)



Cream fronted units at both floor & eye level. Rolled edge work surface with inset single drainer stainless steel sink unit. Vinyl flooring. Two further storage cupboards, one housing fitted gas combination boiler. Space for washing machine, fridge freezer and an electric cooker. Plinth heater. UPVC double glazed window to rear. Door to rear garden.

FIRST FLOOR - LANDING

Loft access. Storage cupboard. Doors to:

BEDROOM 1



Fitted carpet. Radiator. UPVC double glazed window to rear

BEDROOM 2

10'6" x 7'2" (3.20 x 2.18)



Fitted carpet. Radiator. UPVC double glazed window to rear.

BEDROOM 3

7'3" x 7'0" (2.21 x 2.13)



Fitted carpet. Radiator. UPVC double glazed window to rear.

SHOWER ROOM



Corner shower cubicle with Aqualisa digital mains shower. Low level WC. Vanity wash hand basin. Fully tiled. Heated towel rail. UPVC double glazed window to side.

OUTSIDE - FRONT



Small enclosed garden. Access to rear via side gate.

OUTSIDE - REAR

36'0" x 20'0" (10.97 x 6.10)



Garden mostly hard standing. Further block paved area. Shed. Enclosed by panelled fencing.

AGENT'S NOTE

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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

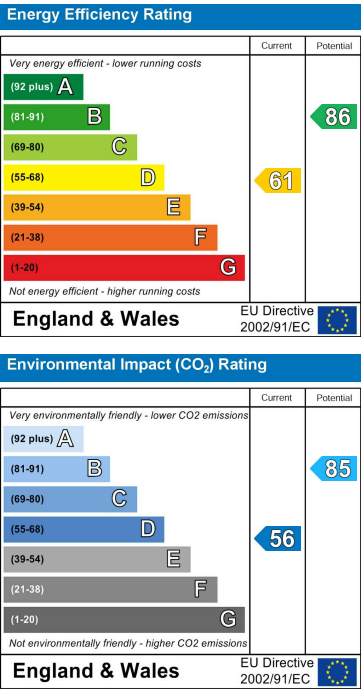
weeks rent to be paid up front as a holding deposit to process your application.



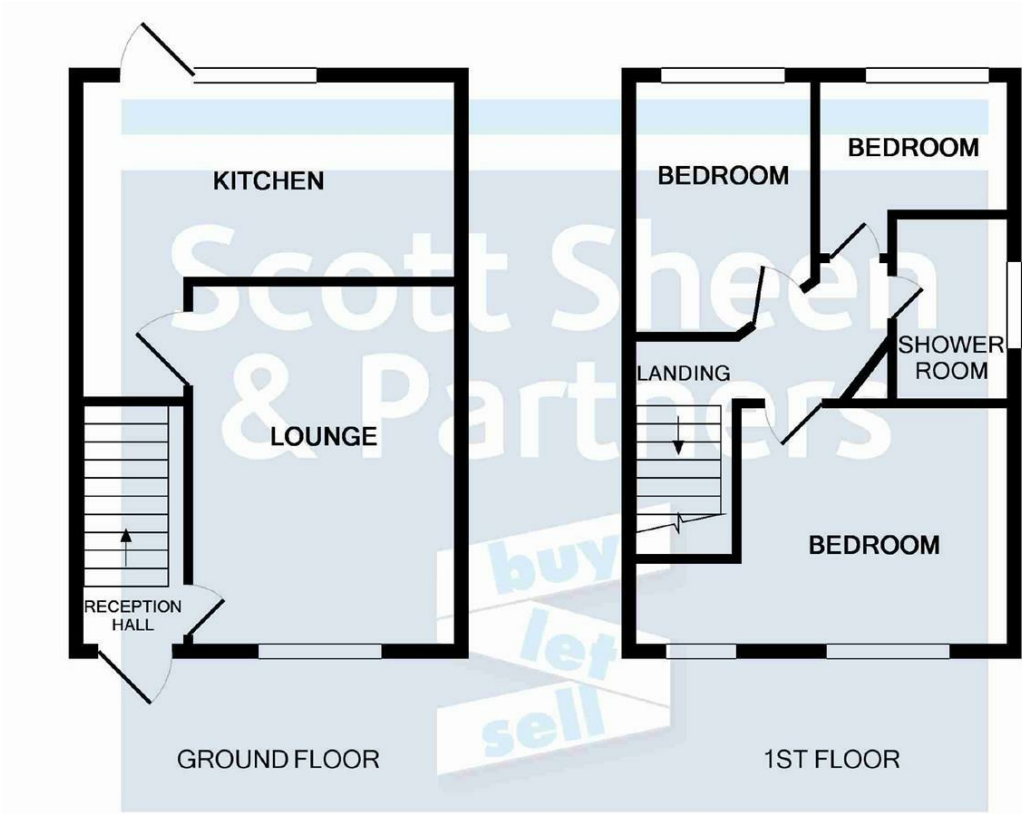
Map



EPC Graphs



Floorplan



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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