



LAMB & CO

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## LITTLE CLACTON ROAD, ESSEX, CO16 8EA

£1,150 PCM

Lamb and Co are pleased to advertise this two bedroom semi detached bungalow, this is located down Little Clacton Road. This property benefits from having gas central heating and being close to local amenities. This property is available from the end of March 2026, contact the office to express interest.

- Available End Of March 2026
- Close To Schools
- EPC- C
- Gas Central Heating
- Council Tax Band- B
- No Pets/None Smokers
- Guarantor Required



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## Entrance/Hallway

Via pathway to the side of the property. Part glazed UPVC door into hallway. Storage cupboard housing electric meter and fuse box. Radiator.

## Bedroom Two

11'1 x 7'1 (3.38m x 2.16m )



Wardrobes will stay as a gesture of goodwill. Storage cupboard. Radiator. Double glazed windows to the front of the property.

## Bedroom One

13'4 x 11'6 (4.06m x 3.51m)



Wardrobes will stay as gesture of goodwill. Radiator. Double glazed window to the front of the property.

## Lounge

13'0 x 11'06 (3.96m x 3.51m)



Radiator. Double glazed window to the rear of the property.

## Kitchen

12'1 x 8'9 (3.68m x 2.67m )



Fitted floor and eye level beige units with marble affect rolled work tops and tiled splash back. Inset single bowl with drainer chrome sink unit. Gas cooker left as a gesture of goodwill. Space for washing machine and tall fridge freezer. Storage cupboard. Laminate flooring. French doors to the rear garden. Radiator. Double glazed window to the side of the property.

## Wet Room

9'8 red 7'7 x 5'0 (2.95m red 2.31m x 1.52m)

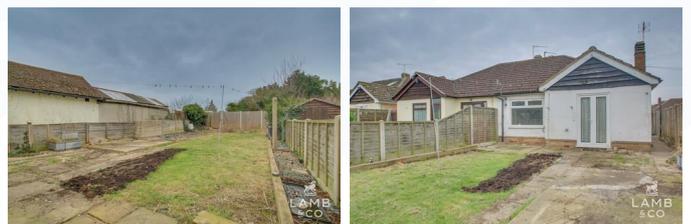


Walk in wet room with electric shower and assisted seat. Low level WC and wall hung basin. Storage cupboard housing gas commination boiler. Radiator. Double glazed window to the side of the property.

## Front Of The Property

Part hardstanding and part shingle area. Off road parking for 2 vehicles. Side access via gate to the rear garden.

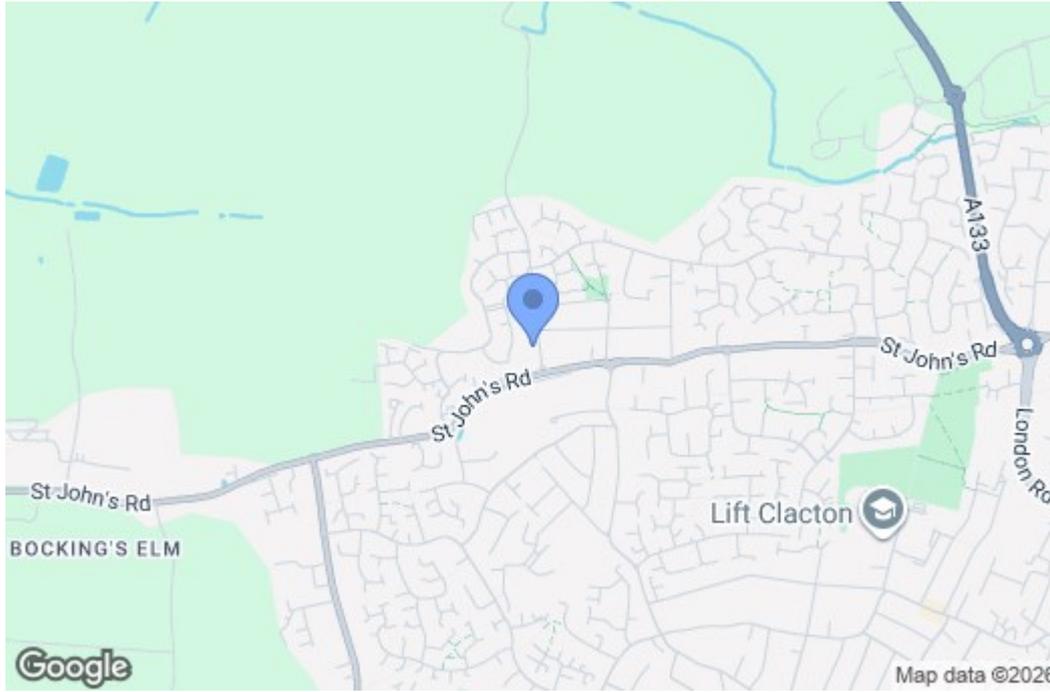
## Rear Garden



Part lawn and part hardstanding. Low level fences either side of the garden.

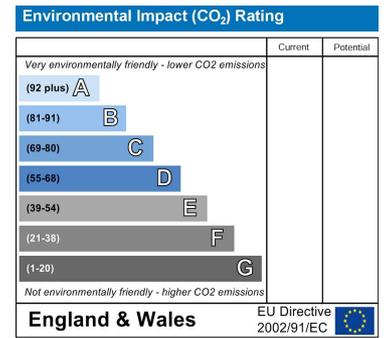
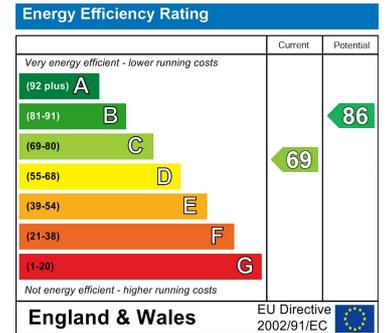


## Map



## Floorplan

## EPC Graphs



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