



LAMB & CO

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Inspired by property, driven by passion.



## ANDOVER CLOSE, ESSEX, CO15 4XQ £1,100 PCM

Lamb and Co are pleased to advertise this Two Bedroom Ground Floor Maisonette, down Andover Close.

This property has recently been redecorated and had new carpets fitted, it also benefits from having a garage with parking in front, located in a quiet cul-de-sac and backs onto a large field giving a nice view from the garden. Contact the office to express interest as this property is available now.

- Available Now
- Newly Redecorated
- Guarantor Required
- Two Bedrooms
- Garage Included
- EPC- D
- Ground Floor
- Council Tax Band- A



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## Entrance/Hallway

## Kitchen

13'05 x 6'10 (4.09m x 2.08m )



Space for washing machine, tall fridge freezer and electric cooker.

## Lounge

12'02 x 16'10 reduced 11'05 (3.71m x 5.13m reduced 3.48m )



## Bathroom

5'06 x 4'09 (1.68m x 1.45m )



## Bedroom One

11'00 x 8'08 (3.35m x 2.64m )



## Bedroom Two

8'03 reduced 7'02 x 7'08 (2.51m reduced 2.18m x 2.34m )



## Front Of Property



Garage included to the side of the property.  
Parking in front

## Rear Garden

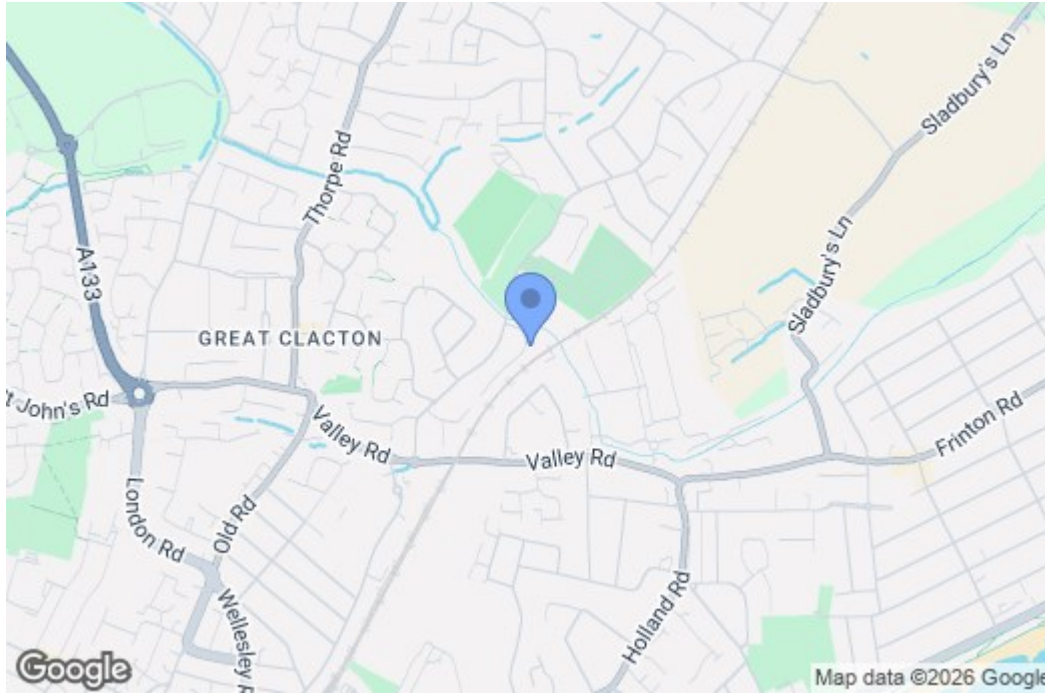


## Agents Lettings Notes

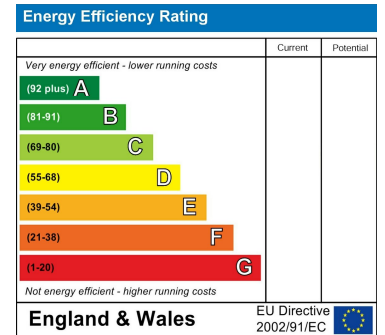
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

PLEASE NOTE- When viewing the property a conservatory will be present, this will be taken down in due course could be after a potential tenant moves in.

## Map



## EPC Graphs



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