



LAMB & CO

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



PLYMOUTH ROAD, CLACTON, CO15 1XG

£1,500 PCM

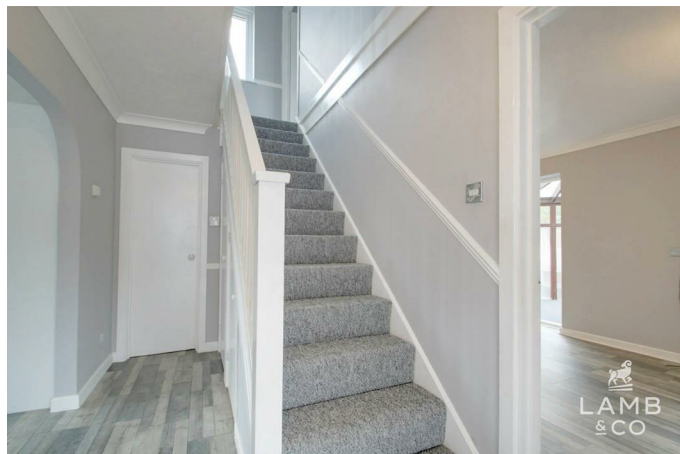
Lamb and Co are proud to present this spacious three bedroom detached house with an en-suite and a separate garage, located on the popular Martello Bay development within a few hundred yards of stunning beaches. This is available from the middle of January.

- Three Bedrooms
- Off Road Parking
- En Suite to Main Bedroom
- Garage
- Fully Double Glazed
- EPC D
- Guarantor Required
- Council Tax D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



Part glazed composite door into hallway, laminate flooring, radiator, understairs storage and stairs to first floor.

KITCHEN

8'11 x 18'0 (2.72m x 5.49m)



Floor to eye level white gloss units with grey rolled work top, integrated electric oven and hob. with extractor over. inset chrome 1 1/2 bowl sink unit. Wall hung gas boiler, integrated fridge freezer. space for washing machine. laminate, radiator and bay window to the front of the property.

WC

LOUNGE

9'11 x 18'0 (3.02m x 5.49m)



Laminate flooring, two radiators, double glazed window to rear, UPVC French doors leading into the garden.

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

10'0 x 11'6 (3.05m x 3.51m)



Carpeted, two fitted wardrobes, and en-suite.

EN SUITE

7'8 x 6'0 (2.34m x 1.83m)



Enclosed shower cubicle with sliding door with mixer shower, vanity basin, low level wc, tiled flooring.

BEDROOM TWO

9'0 x 10'4 (2.74m x 3.15m)



Carpeted, radiator, double glazed window to front of the property.

BEDROOM THREE

9'0 x 7'5 (2.74m x 2.26m)



Carpeted, radiator and double glazed window to the front.

BATHROOM

7'0 x 6'2 (2.13m x 1.88m)



Three piece white suite, comprising of bath with side panel, vanity basin, back to wall wc, tiled flooring,

OUTSIDE



Driveway with parking for two vehicles leading to a single garage and a side gate into the back garden.

OUTSIDE REAR



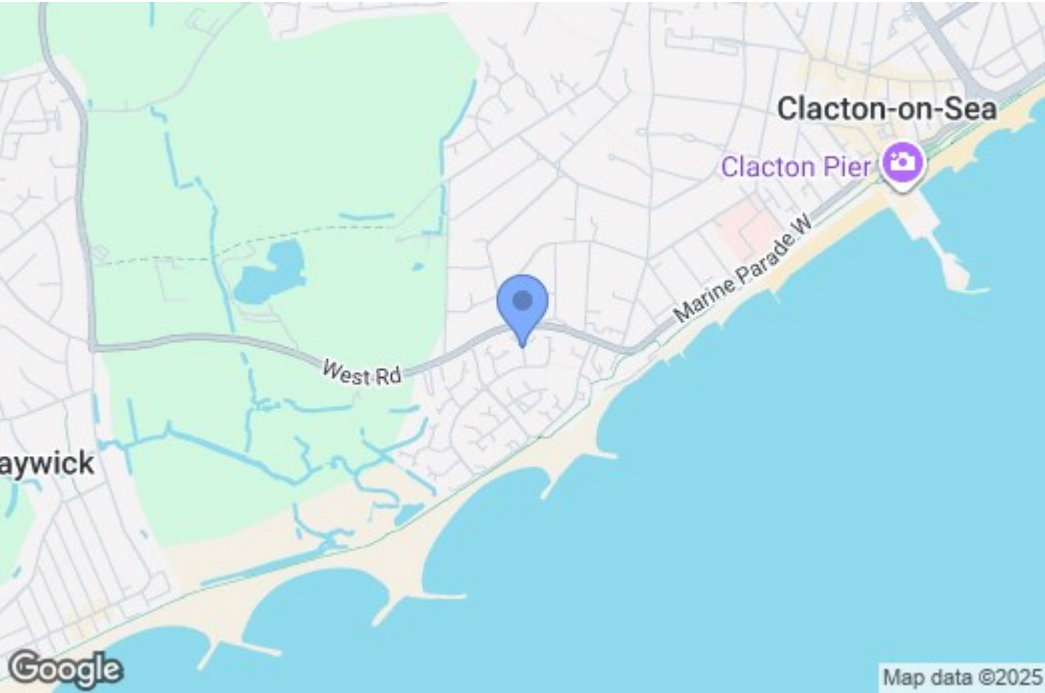
Patio area with decking, remainder laid to lawn and fully enclosed by panel fencing.

GARAGE

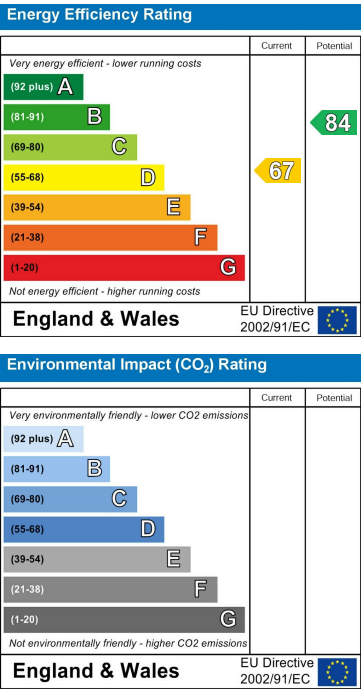
Agents Note Lettings

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.

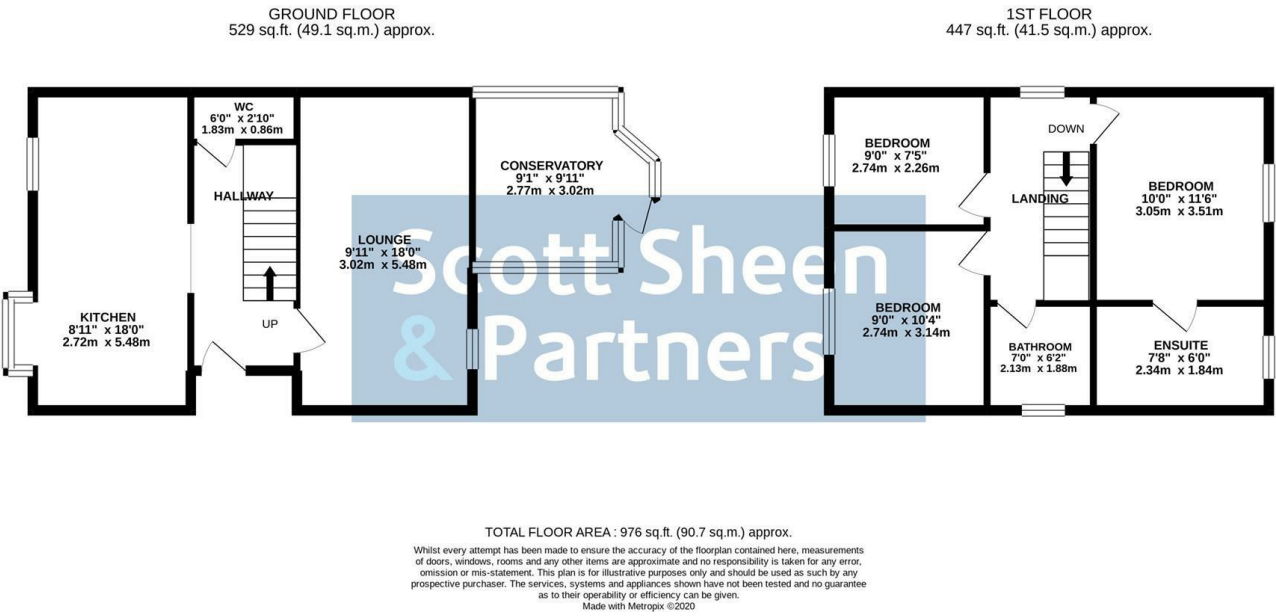
Map



EPC Graphs



Floorplan



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