



LAMB & CO

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



## CASTLE ROAD, CLACTON-ON-SEA, CO15 1JG

£895 PCM

Lamb and Co are pleased to offer for rent this two bedroom second floor flat which is located down Castle Road. This property benefits from being on the outskirts of town and within fifty yards of convenience stores and within half a mile of the mainline railway station. This property is available now. Contact the office to express interest.

- Available Now
- No Pets
- Two Bedrooms
- Partly Refurbished
- Fully Double Glazed
- Guarantor Required
- Council Tax A
- EPC D

## Outside Front



The Accommodation comprises with Approximate Room Sizes:-

### Entrance

Entrance via rear of Commercial Premises with steel stair case leading to Timber frame entrance door to:

### Entrance Lobby

Laminated flooring. Radiator. Under stairs storage housing consumer unit and electric key meter. Double glazed window to rear. Stair flight with mixture of laminated and carpet flooring to:

### First Floor Landing

Two storage cupboards. Doors to:

### Bedroom Two

13'4" x 9'4" (4.06m x 2.84m)



Laminate flooring. Radiator. Double glazed window to rear.

### Bedroom One

14'2" x 9'6" (4.32m x 2.90m)



Laminate flooring. Radiator. Double glazed window to front.

### Lounge

17'9" x 11' (5.41m x 3.35m)



Laminate flooring. Radiator. Double glazed window to front.

### Kitchen

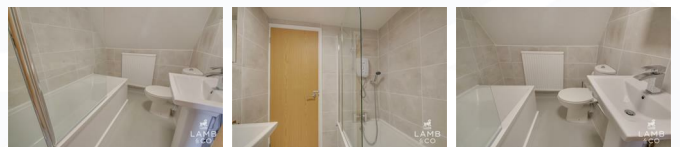
11'9" x 11'2" (3.58m x 3.40m)



White gloss units at both floor and eye level. Black rolled work tops. Tiled splash backs. Built in electric hob with oven under and extractor over. Inset one and half bowl chrome single drainer sink unit. Wall mounted gas combination boiler. Spaces for washing machine and fridge freezer. Laminate flooring. Radiator. Double glazed window to rear.

### Bathroom

7'3" x 5'6" (2.21m x 1.68m)



Fully tiled. White suite comprising panel bath with

electric shower over and bath screen. Pedestal wash hand basin. Low level WC. Vinyl flooring. Radiator.

### **Additional Information**

COUNCIL TAX - Band A

ENERGY RATING- D

### **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.

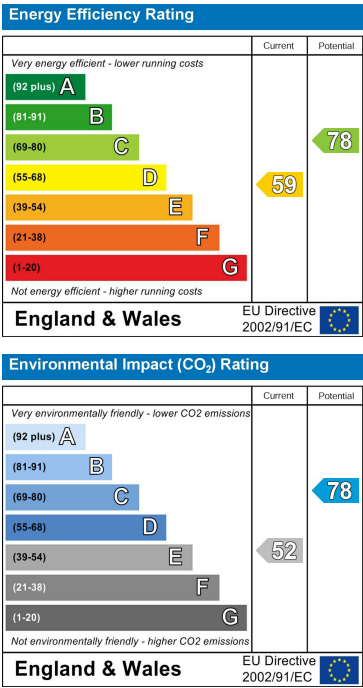




Map



EPC Graphs



Floorplan

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