



LAMB & CO

**Clacton-on-Sea**

52 Station Road  
Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**HOLLAND ROAD, CLACTON-ON-SEA, CO15 6NE**

**£875 PCM**

Lamb & Co are pleased to offer to the rental market, this spacious two bedroom ground floor flat situated in the popular location of East Clacton. The property comes unfurnished. Gas central heating, viewings are recommended.

- Available Immediately
- Gas Central Heating
- Council Tax - A
- Located Close to Bus Route
- No Pets
- On Street Parking Nearby
- Guarantor Required
- EPC - C



## Front Of Property



## Living Room

14'7 x 11'8 (4.45m x 3.56m)



Carpeted, painted walls, radiator, upvc glazed window to front.

## Kitchen



Laminate flooring, painted walls, floor to ceiling level units. Space for a washing machine, fridge freezer and gas cooker. Additional storage cupboard. Upvc window to rear.

## Bedroom 1

13'1 x 9'11 (3.99m x 3.02m)



Carpeted, painted walls, radiator, upvc glazed window to front

## Bedroom 2

11'7 x 7'0 (3.53m x 2.13m)



Carpeted, painted walls, radiator, upvc glazed window to rear.

## Bathroom

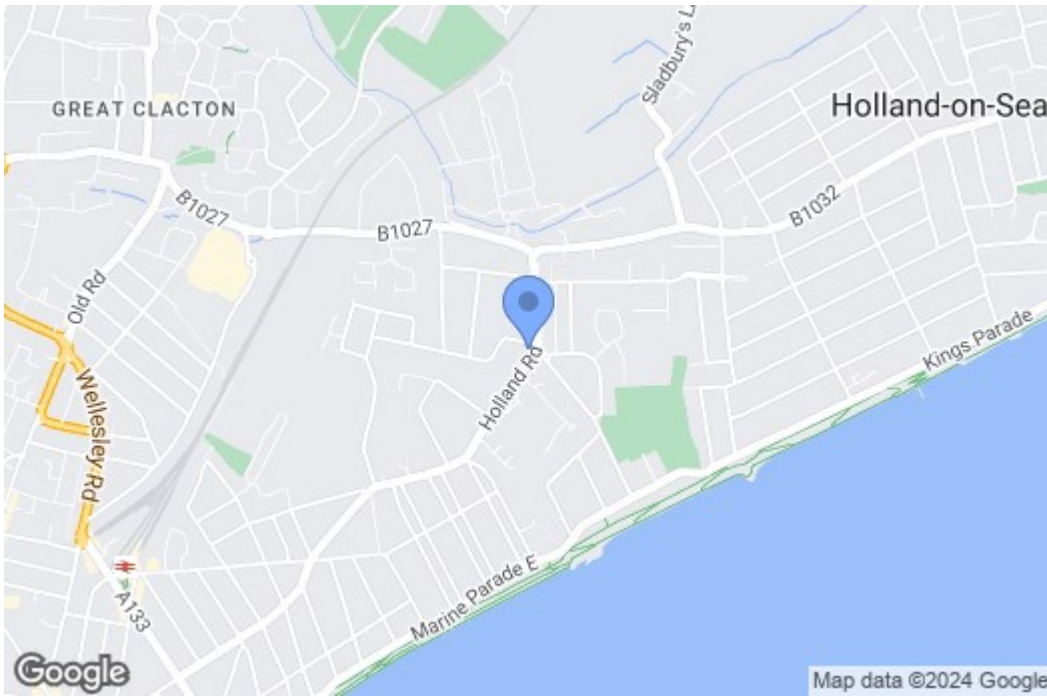


Vinyl flooring, painted walls, low level WC and basin, panelled bath with shower unit and curtain. upvc glazed frosted window to rear.

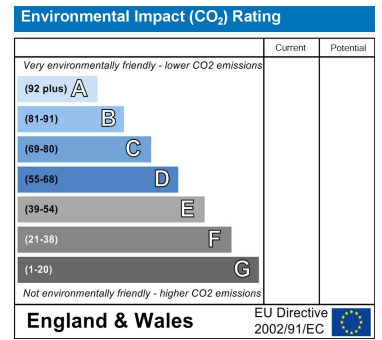
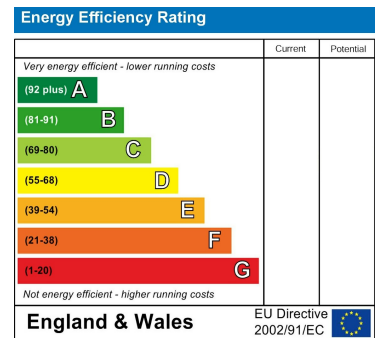
## Agents Note

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