



LAMB & CO

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Inspired by property, driven by passion.



VICTORY ROAD, CLACTON-ON-SEA, CO15 3DY

£1,375 PCM

Lamb and Co are pleased to market for rent, this recently refurbished three bedroom house. The property is located to schools, local amenities and within 1 mile of local railway station and town centre.

- Available June
- No Smokers
- Guarantor Required
- Refurbished Throughout
- Off Road Parking
- Council Tax B
- No Pets
- EPC - E

Front Of Property



Paved area for one off road parking space and side access to rear of property.

Hallway

Entrance into property via half glazed UPVC door into hallway, laminate flooring, under stairs storage cupboard, space for tumble dryer, radiator, double glazed window to side of property.

Lounge

12'0 x 11'2 (3.66m x 3.40m)



Laminate flooring, radiator, box bay window to front of property

Kitchen



Newly fitted kitchen with floor/eye level white gloss kitchen units, grey rolled worktop, tiled splash back, integrated oven/hob with extractor over oven, inset 1 half bowl chrome sink unit, space for washing machine, fridge freezer wall long gas combination boiler, double glazed window to rear of property

Dining Room

11'11 x 10'11 (3.63m x 3.33m)



Laminate flooring, Two radiators, UPVC French doors to garden Two double glazed windows to rear of property.

Bathroom



New fitted bathroom comprising of white suite, bath with side panel and shower screen with bar shower over. Vanity basin, back to wall WC and chrome towel rail. Vinyl flooring and a double glazed window to front of the property.

Bedroom 1

12'0 x 11'3 into bay (3.66m x 3.43m into bay)



Newly carpeted, radiator, boxed bay window to front.

Bedroom 2

11'11 x 10'11 (3.63m x 3.33m)



Newly carpeted, radiator, double glazed window to rear of property.

Bedroom 3

8'11 x 6'6 (2.72m x 1.98m)



Newly carpeted, radiator, double glazed window to rear of property

Rear Garden



Paved patio area with remainder mainly laid to lawn, fully enclosed by panel fencing

Agents Notes

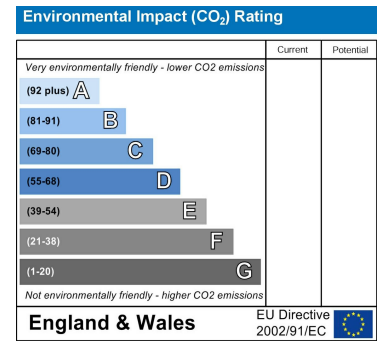
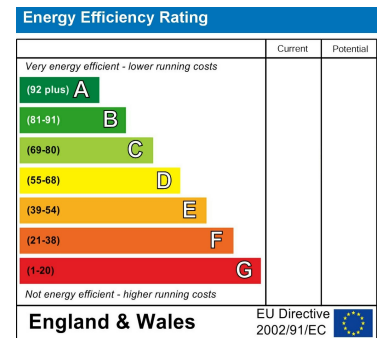
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.



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.