



LAMB & CO

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Inspired by property, driven by passion.



## WELLESLEY ROAD, CLACTON-ON-SEA, CO15 3PP £575 PCM

Lamb & Co are pleased to offer for rent this one bedroom studio on the first floor. The property is within 1/2 mile of the town centre and train station. This property is available from the beginning of June.

- One Bedroom Studio
- Gas Central Heating
- Guarantor Required
- Available Beginning Of June
- No Pets/ Smokers
- Council Tax A
- Fully Double Glazed
- EPC - D



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## OUTSIDE FRONT



Hardstanding area for parking, communal door leading to stairs up to studio entrance door. Entrance via timber framed door

## BATHROOM

8'4 x 5'8 (2.54m x 1.73m)



Comprising of white suite. Bath with side panel, pedestal basin, wc, vinyl flooring and radiator. Double glazed window to side of property.

## KITCHEN/LOUNGE

11'10 x 11'0 (3.61m x 3.35m)



Fitted with white gloss units. Chrome inset sink unit with grey rolled worktops, tiled splashbacks- space for cooker and washing machine. Radiator. Double glazed window to side of property.

## BEDROOM

11'10 x 8'4 (3.61m x 2.54m)



Carpet, built in cupboard housing combi gas boiler, radiator. Double glazed window to rear.

## Agents Note Lettings

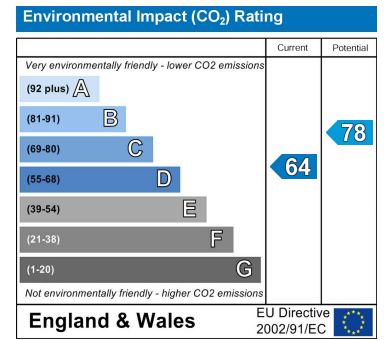
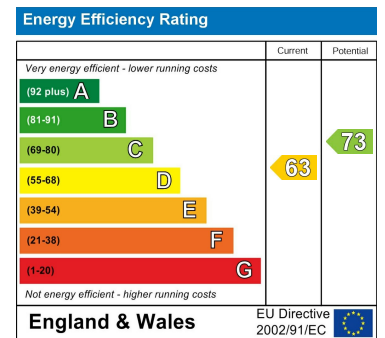
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

## Map



## Floorplan

## EPC Graphs



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.