



LAMB & CO

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Inspired by property, driven by passion.



CATERHAM CLOSE, CLACTON-ON-SEA, CO16 8FL £700 PCM

Lamb and Co are pleased to offer this ONE BEDROOM FIRST FLOOR MASONETTE located on the popular 'Cann Hall' development. Shopping facilities are available one and quarter mile of Bockings Elm whilst Clacton's town centre and Railway Station are all within two miles.

- First Floor Maisonette
- Available In June
- Guarantor Required
- No Pets
- Communal Parking Area
- Council Tax Band A
- No-Smokers
- EPC D



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FIRST FLOOR

Doors to:

LOUNGE

18'0" x 9'0" (5.49 x 2.74)



Laminated flooring. Electric panel heater. Double glazed window to rear.

KITCHEN

11'0" x 6'0" (3.35 x 1.83)



Fitted with a range of Beech effect fronted units at both floor and eye level. Black rolled edge work tops. Inset chrome single drainer sink unit with tiled splash backs. Spaces for automatic washing machine and under counter fridge. Further spaces for 500ml electric cooker, extractor above and 500m dishwasher (width spaces). Tiled flooring. Double glazed windows to rear and side.

BATHROOM

6'0" x 6'0" (1.83 x 1.83)



White suite comprising panelled bath with tiled splash back. Pedestal wash hand basin. Low level WC. Chrome heated towel rail. Vinyl flooring. Double glazed window to side.

BEDROOM

12'0" x 8'0" (3.66 x 2.44)



Carpeted floor. Electric panel heater. Built in wardrobe. Cupboard housing cylinder. Double glazed window to front.

OUTSIDE



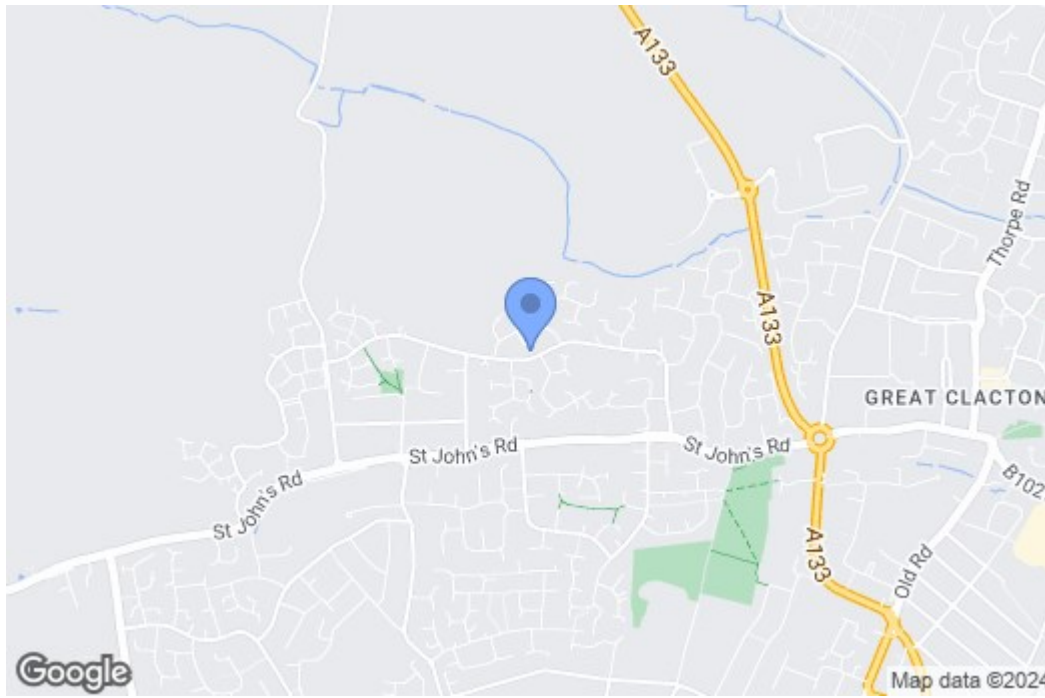
Communal parking space. Communal drying area.

Agents Note Lettings

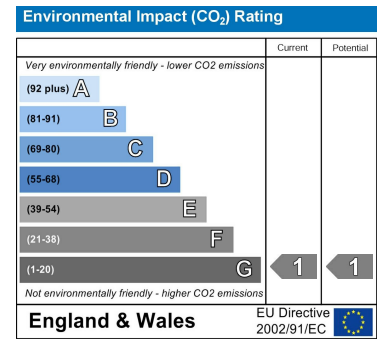
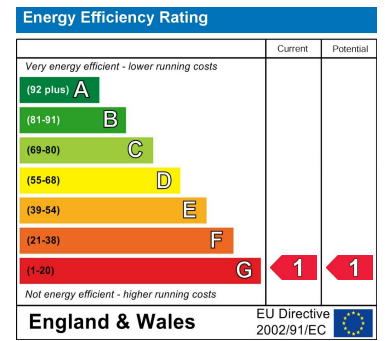
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.



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