



LAMB & CO

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Inspired by property, driven by passion.



BRANSTON COURT, CLACTON ON SEA, CO15 3LE

£625 PCM

Lamb & Co are pleased to offer for rent this one bedroom first floor flat located on the outskirts of the town centre and a short distance to the parade of shops. Gas central heating, on street parking. The property is available for viewings immediately.

- Available Mid May
- No Pets
- Council Tax - A
- First Floor
- Within A Mile Of Town Centre
- Private Garden
- Guarantor Required
- EPC - C



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Front Of Property



Living Room

12'10 x 11'11 (3.91m x 3.63m)



Wooden flooring, painted walls, upvc glazed window to front, radiator.

Kitchen



Wooden flooring, painted walls, upvc glazed window to rear. worktop with 1/2 bowl sink unit and side drainer. Space for a washing machine, under counter fridge/freezer and cooker.

Bedroom

13'5 x 8'00 (4.09m x 2.44m)



Wooden flooring, painted walls, upvc glazed window to rear, radiator.

Shower Room



Comprising a tiled suite, with low level WC and basin, corner shower cubicle. Upvc glazed window to rear.

Rear Garden



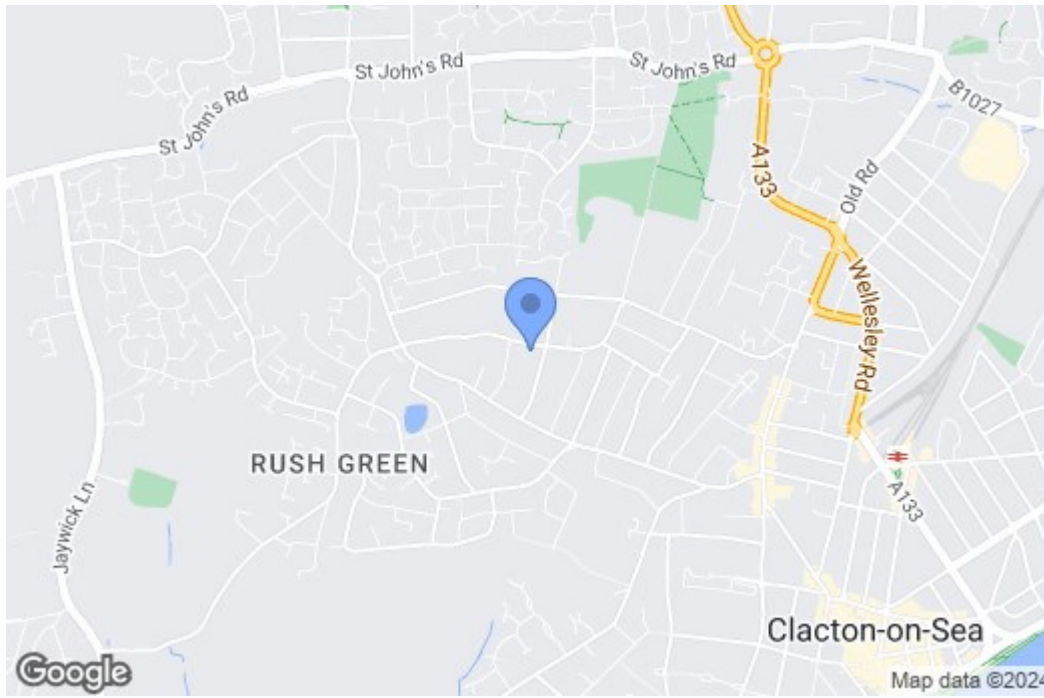
Enclosed rear garden, 1/3 paved the rest laid to lawn. Access via side gate.

Agents Note

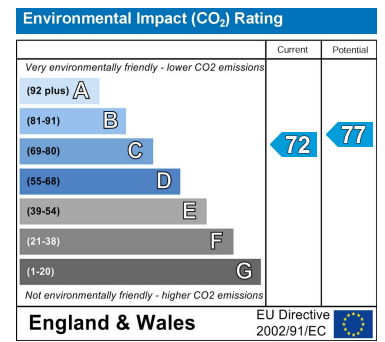
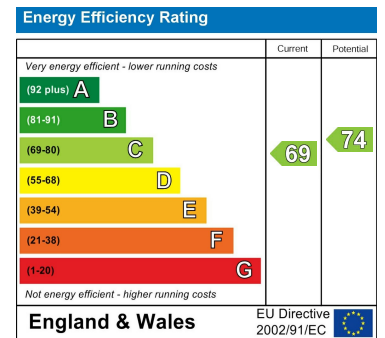
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.



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.