



LAMB & CO

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Inspired by property, driven by passion.



## BROOKLANDS, JAYWICK, CO15 2JG

£750 PCM

Lamb and Co are pleased to advertise this two bedroom bungalow situated directly on the seafront in Jaywick. This property has recently been re decorated and has one allocated parking space round the back of the property. This property is available beginning of June. Contact the office to express interest.

- Available Beginning Of June
- No Pets
- Guarantor Required
- All Electric
- Newly Redecorated
- Council Tax Band- A
- Two Bedrooms
- EPC- E



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## Lounge

15'10 x 12'06 (4.83m x 3.81m)



Entrance by part glazed UPVC door. Newly fitted carpet. Newly painted. Electric heater. Featured fire place (not in use). Double glazed windows to side and front of the property.

## Kitchen

6'05 x 10'07 (1.96m x 3.23m)



Laminate flooring. Rolled work tops with low and eye kitchen units. Integrated electric hob and over with extractor over and tiled splash back. Space for fridge freezer. Stainless steel sink with mixer tap. UPVC part glazed door to side of the property leading to outside rear.

## Bedroom One

8'11 x 11'07 (2.72m x 3.53m)



Newly fitted carpet. Newly re painted. Double glazed window to so side of the property.

## Wet Room

5'06 x 6'00 (1.68m x 1.83m)



Polysafe vinyl flooring. Electric shower with built in chair. Pedestal basin. Low level WC. Walls partly tiled. Double glazed window to rear of the property. (landlord happy to re fit a bath if preferred)

## Storage Cupboard

Newly fitted carpet. Plumbing for washing machine.

## Bedroom Two

6'05 x 6'05 (1.96m x 1.96m)



Newly fitted carpet. Newly re painted. Double glazed window to rear of the property.

## Rear

Side access from kitchen door shared side space, leading to the back of the property where one allocated parking space.

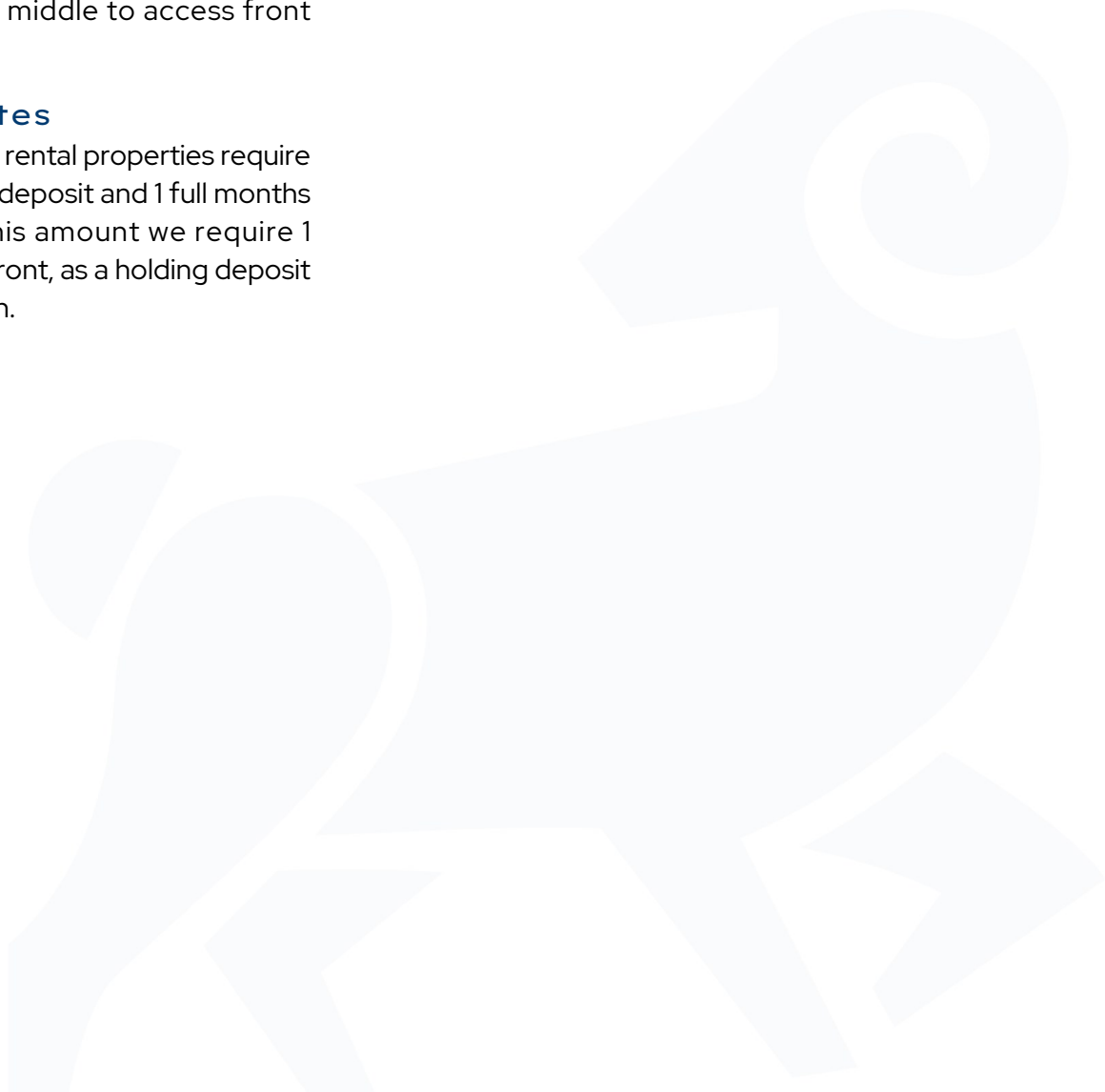
## Front



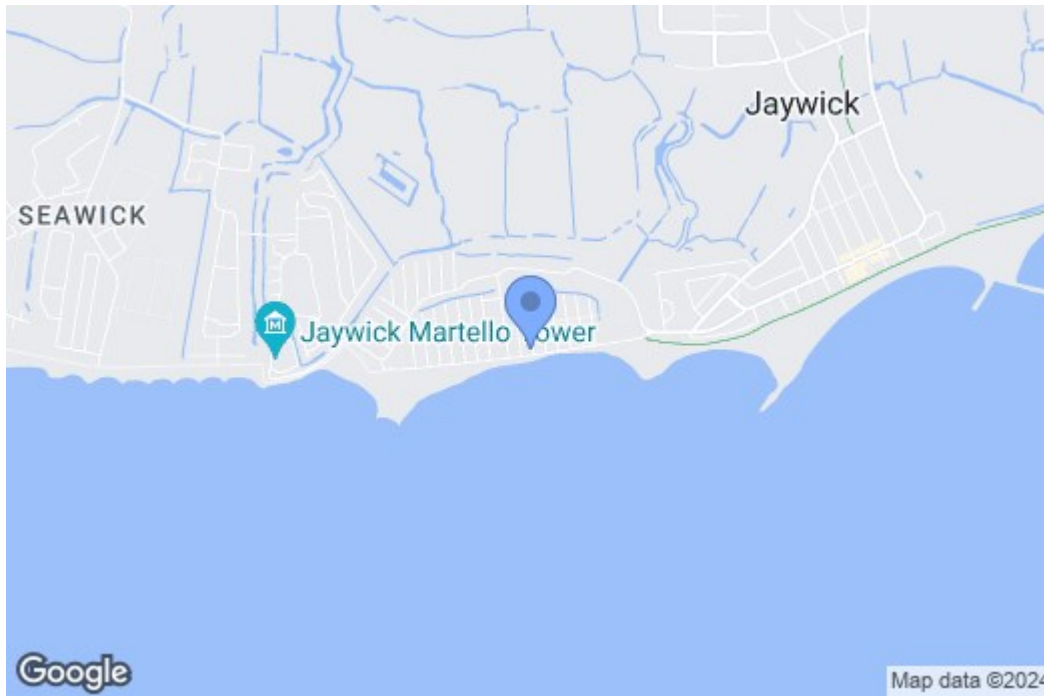
Brick wall with gap in the middle to access front door. Concrete area.

## Agent Letting 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.

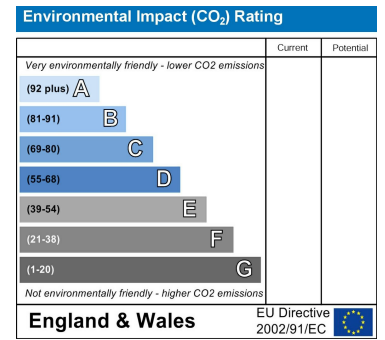
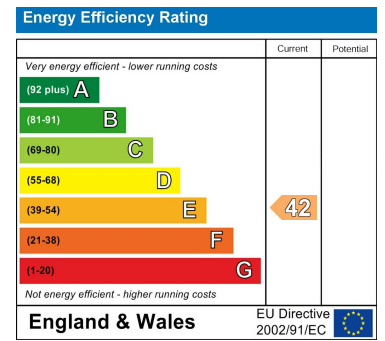


## Map



## 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.