



LAMB & CO

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Inspired by property, driven by passion.



## RAVENSDALE, GREAT CLACTON, CO15 4QN

£1,000 PCM

Lamb and Co are pleased to advertise this two bedroom semi-detached bungalow situated on the popular 'Birds' Estate in Great Clacton being within one mile from Clacton's town centre, sea front and mainline railway station. Available end of July 2024. Contact the office to express interest.

- Available End July
- Gas Central Heating
- Guarantor Required
- Two Bedrooms
- Pets Considered
- Council Tax Band- B
- Fully Double Glazed
- EPC D



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## Entrance Porch

UPVC double glazed and fully panelled. With tiled floor. Half glazed UPVC double glazed door to rear garden. UPVC double glazed entrance door to:

## Entrance Hall

Carpeted. Storage cupboard. Radiator. Doors to:

## Kitchen

10'1" x 9'1" (3.07 x 2.77)



Fitted with a range of White laminated fronted units at both eye and floor level. Black rolled work tops with tiled splash backs. Inset Chrome single drainer sink unit. Gas hob with built in electric oven under and extractor hood over. Spaces & plumbing for fridge freezer and automatic washing machine. Wall mounted gas boiler serving hot water and central heating. Storage cupboard. Tiled floor. Radiator. Double glazed windows to side and front.

## Lounge

14'8" x 12'3" (4.47 x 3.73)



Carpeted. Wooden fire surround with decorative inset gas fire (in use). Radiator. Double glazed window to front.

## Bedroom One

13'9" x 9'9" (4.19 x 2.97)



Carpeted. Radiator. Double glazed window to rear.

## Bedroom Two/Dining Room

12'0" x 9'3" (3.66 x 2.82)



Carpeted. Radiator. UPVC double glazed French doors to rear.

## Bathroom



Fully tiled. White suite comprising panelled bath with electric shower over and bath screen. Pedestal wash hand basin. Low level WC. Vinyl flooring. Heated chrome towel rail. Double glazed window to side.

## Outside Front



Path leading to entrance door. Remainder laid to lawn with border.

## Outside Rear

Approx. 10.67 x



Concrete patio area. Separate decked area. Remainder laid to lawn. Garden shed. Enclosed by panelled fencing.

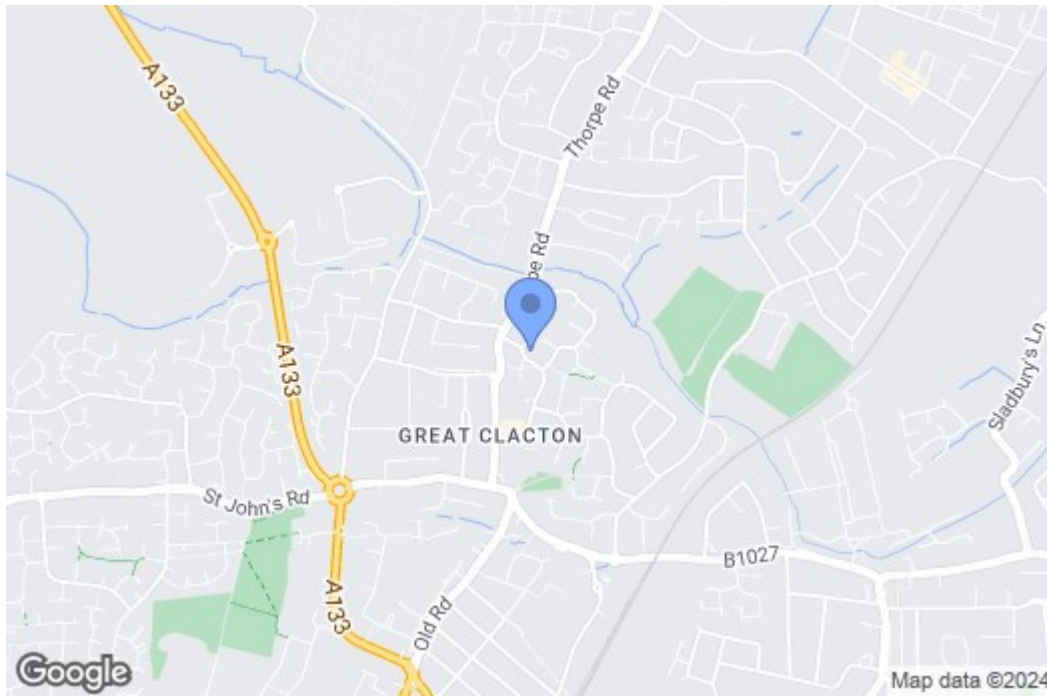
AGENTS NOTE - This property has the benefit of a garage in a block which is situated in an adjacent road.

## Agent Letting Notes

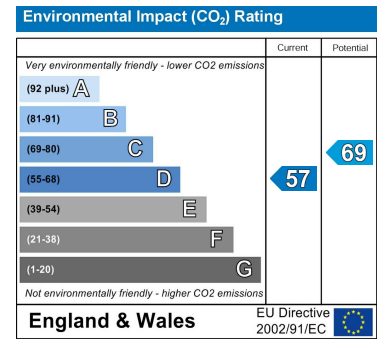
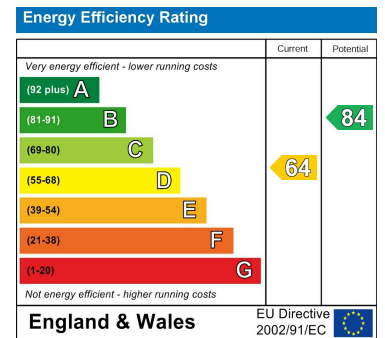
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.



## Map



## 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.