



LAMB & CO

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## HOLLAND ROAD, EAST CLACTON, CO15 6PD £925 PCM

Lamb and Co are pleased to advertise this two bedroom duplex maisonette, situated in Holland Road above Carejobs Essex. This property benefits from having a balcony, gas central heating and being walking distance to the sea front and local amenities. This property is available mid July. Contact the office to express interest.

- Available Mid July
- No Pets/Non Smokers
- Guarantor Required
- Two Bedrooms
- Allocated Parking
- EPC- E
- Split Level
- Council Tax Band- B



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## Entrance/ Hallway



Stairs to property. UPVC double glazed door. Solid floor. Radiator. Three storage cupboards.

## Lounge

16'04 x 13'03 (4.88m x 4.04m)



Carpeted. Two radiators. Double glazed patio sliding doors to balcony.

## Balcony



Metal railing to enclose space, over looking the road.

## Kitchen

9'03 x 14'04 (2.82m x 4.37m)



Will have new fitted vinyl flooring. Wooden effect rolled worktops with low and eye level kitchen units. Integrated electric oven, gas hob with extractor over. Space for washing machine, under counter fridge and under counter freezer. Stainless steel sink with mixer tap and drainer. Wall hung regular boiler. Radiator. Double glazed window to the rear of the property.

## Bedroom One

13'03 x 16'04 (4.04m x 4.98m )



Carpeted. Wardrobes are staying as gesture of good will. Radiator. Double glazed window to the front of the property.

## Bathroom

8'07 x 6'05 (2.62m x 1.96m)



Will have new fitted vinyl flooring. Cream ceramic bath with side panel. Electric shower over. Pedestal sink basin with storage cupboards underneath. Low level WC. Wall cabinets for storage. Radiator. Double glazed window to the rear of the property.

## Bedroom Two

9'03 x 13'08 (2.82m x 4.17m)



Carpeted. Wardrobe staying as a gesture of good will. Radiator. Double glazed window to the rear of the property

## Front of the property



Side access to the property.

## Rear Of The Property



Car park, which is accessible down Windermere road, one allocated parking space.

## Agent Lettings Notes

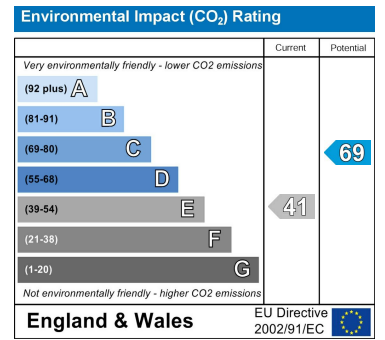
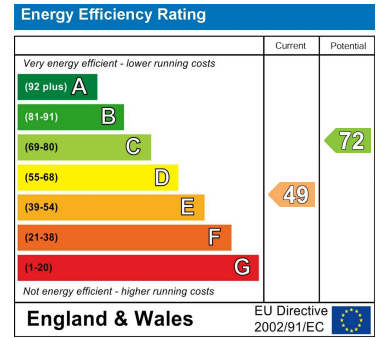
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

## 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.