



LAMB & CO

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Inspired by property, driven by passion.



## LYMINGTON AVENUE, CLACTON-ON-SEA, CO15 4PL

£1,150 PCM

Lamb and Co are pleased to advertise this two bedroom semi detached bungalow situated in Lymington Avenue. This property is currently in the process of full redecoration. The property will be available by the end of July. Contact the office to express interest.

- Available End Of July
- Pets Considered
- Guarantor Required
- Two Bedroom
- Under Redecoration
- EPC- C
- Gas Central Heating
- Council Tax Band- B

## Entrance/ Hallway

UPVC part glazed door into porch. Double glazed windows to side. UPVC part glazed door into hallway. New carpet will be fitted. Radiator. X2 storage cupboards.

## Kitchen

9'11 x 7'09 (3.02m x 2.36m)



Tiled flooring. White gloss eye and low level kitchen units. Black rolled work tops. Partly tiled walls. Space for washing machine, tall fridge freezer and an electric cooker. Extractor fan over. Stainless steel sink with mixer taps. Double glazed window to the rear of the property and UPVC part glazed door to the rear of the property.

## Bedroom One/Lounge

10'00 x 12'02 (3.05m x 3.71m)



Will have new fitted carpet. Radiator. Double glazed window to the front of the property.

## Lounge/Bedroom One

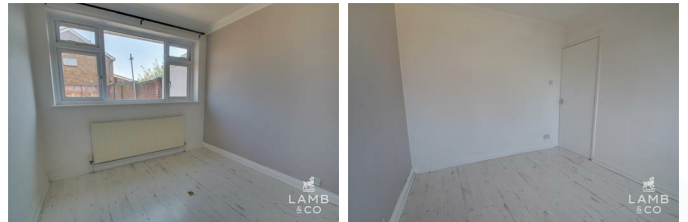
10'11 reduced 10'1 x 12'00 (3.33m reduced 3.07m x 3.66m)



Will have new fitted carpet. Radiator. Double glazed window to the front of the property.

## Bedroom Two

8'11 x 10'05 (2.72m x 3.18m)



Will have new fitted carpet. Radiator. Double glazed window to the rear of the property.

## Bathroom

5'11 x 7'06 (1.80m x 2.29m)



Vinyl flooring. Low level WC. Pedestal sink basin with mixer taps. Ceramic bath which will have a new side panel fitted in due course. Wall hung shower which is attached to the bath taps with glass shower screen. Partly tiled walls. Heated towel rack. Double glazed window to the rear of the property.

## Outside Front



Bush borders. Remainder to lawn. Bullard to stop access to this part of the drive way.

## Outside Rear and Side

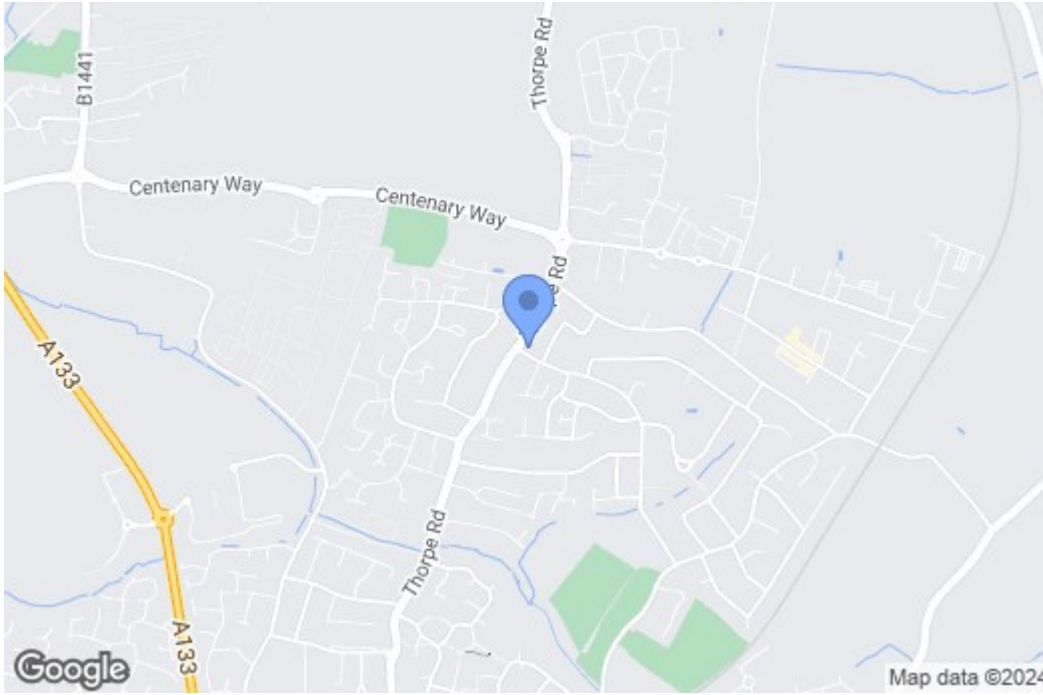


Side access to one allocated parking space via Thorpe Road. Access to back garden and front door to porch. Rear garden consists of patio area, remainder is gravel/shingle. Metal fencing and side gate on the left hand side. Enclosed fencing on the right hand side.

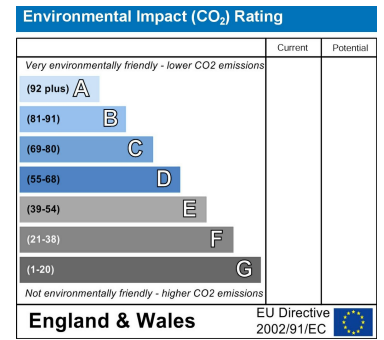
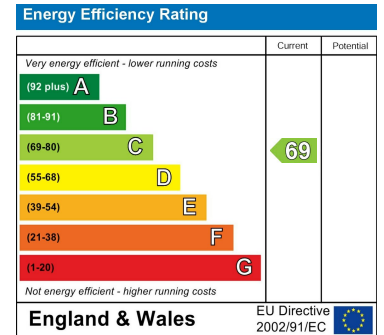
## Agent Lettings Notes

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



## EPC Graphs



## Floorplan

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