



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



HAMPSTEAD AVENUE, CLACTON-ON-SEA, CO16 7JF

£1,000 PCM

Lamb and Co are pleased to offer for rent this Two bedroom end terraced house located on the much popular Wheatland's Estate. located with close proximity to local schools and amenities. Gas Central Heating, off road parking and an en-suite. Available end of May.

- Two Bedrooms
- No Pets/Smokers
- Available End Of May
- Large Garden
- Council Tax B
- Off Road Parking
- Guarantor Required
- EPC C

ENTRANCE HALL

Stairs to First Floor. Doors to:

KITCHEN

8'7" x 8'2" (2.62 x 2.49)



Fitted with a range of laminated units with cupboards, drawers & storage space under. Further range of matching units at eye level. Inset four ring gas hob with electric oven under and extractor over. Inset one and half bowl single drainer sink unit with mixer taps. Part tiled walls. Sealed unit double glazed window to front.

LOUNGE

14'0" x 14'0" (4.27 x 4.27)



Under stairs storage cupboard. Two radiators. Sealed unit double glazed window to rear. Sealed unit double glazed French doors to rear.

LANDING

Loft hatch. Airing cupboard. Doors to:

BATHROOM

6'5" x 6'5" (1.96 x 1.96)

White suite comprising panelled bath with mixer taps. Pedestal wash hand basin. Low level WC. Radiator. Vinyl flooring. Sealed unit double glazed window to rear.

BEDROOM 1

11'0" x 7'3" (3.35 x 2.21)



Radiator. Sealed unit double glazed window to rear.

BEDROOM 2

11'6" x 9'0" (3.51 x 2.74)



Radiator. Sealed unit double glazed window to front. Further door to:

EN-SUITE SHOWER



Suite comprising shower cubicle with wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator and vinyl flooring. Sealed unit double glazed window to front.

OUTSIDE - FRONT



Off road allocated parking for one vehicle. Entrance to rear via side gate.

OUTSIDE - REAR



Mainly laid to lawn. Timber storage shed. Enclosed by wooden panelled fencing.

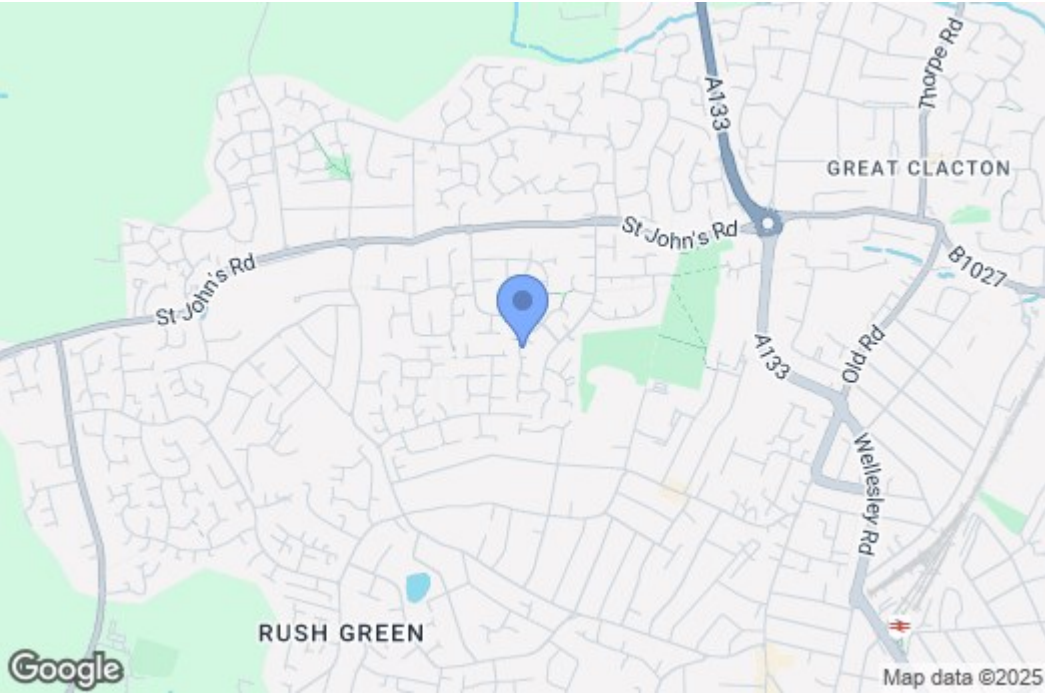
AGENT'S NOTE (1)

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Agents Note Lettings

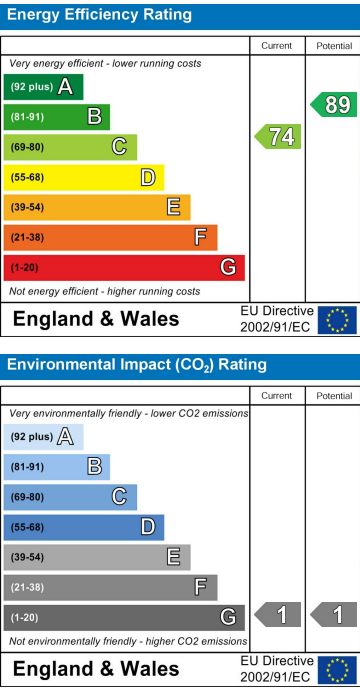
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.