



LAMB & CO

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Inspired by property, driven by passion.



## GOLF GREEN ROAD, CLACTON-ON-SEA, CO15 2RN

£1,400 PCM

MADISON HOUSE is a unique new home located on the edge of Clacton-on-Sea. The property offers spacious accommodation predominantly to the first floor with additional bedroom/office and WC to ground floor, as well as a garage, ample parking and a further covered parking area ideal for a boat/car enthusiast.

- New Build
- Private Rear Garden
- No Pets
- Three First Floor Bedrooms
- Additional Ground floor Bedroom/Office
- Council Tax TBC
- Garage & Double Car Port
- EPC TBC

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**ENTRANCE HALL**

**WC**

**BEDROOM/STUDY**

11'2 x 11'1 +bay (3.40m x 3.38m  
+bay)

**FIRST FLOOR**

**LANDING**

**OPEN PLAN LIVING/KITCHEN**

22'8 x 14'9 (6.91m x 4.50m)

**KITCHEN AREA**

**BEDROOM ONE**

11'7 x 11'2 (3.53m x 3.40m)

**BEDROOM TWO**

11'1 x 10'9 (3.38m x 3.28m)

**BEDROOM THREE**

9'6 x 7'4 (2.90m x 2.24m)

**BATHROOM**

7'11 x 6' (2.41m x 1.83m)

**OUTSIDE**

**FRONT**

**BOAT STORE/CAR PORT**

**REAR**

**GARAGE**

**Additional Information**

Council Tax Band: TBC

Heating: Air source heat pump

Seller's Position: No onward chain

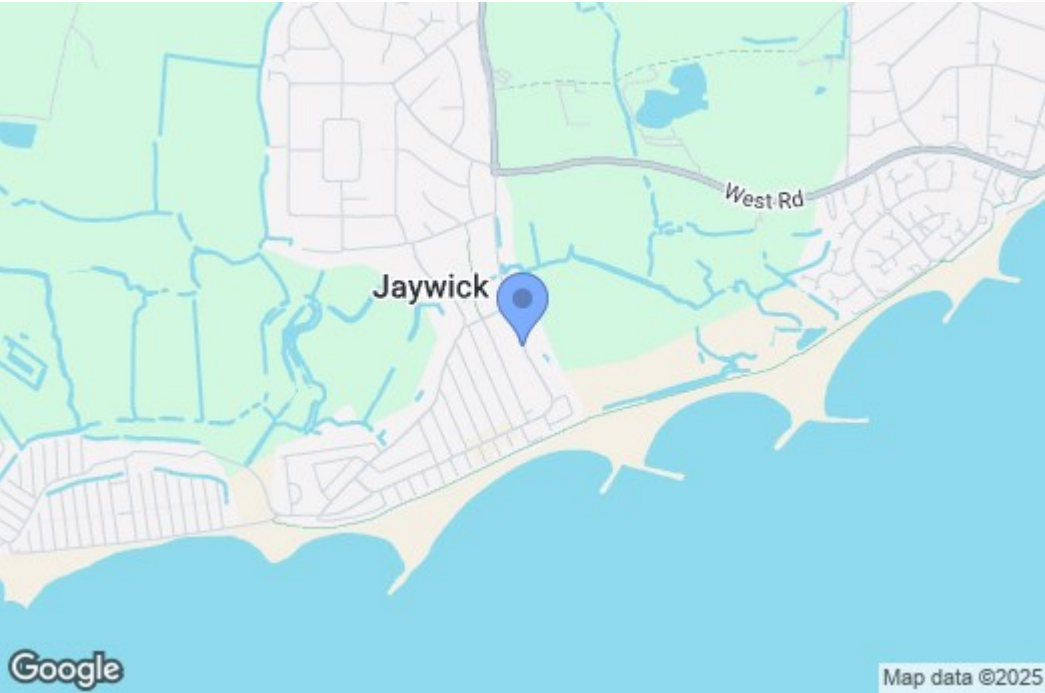
Garden Facing: NE

Warranty: TBC

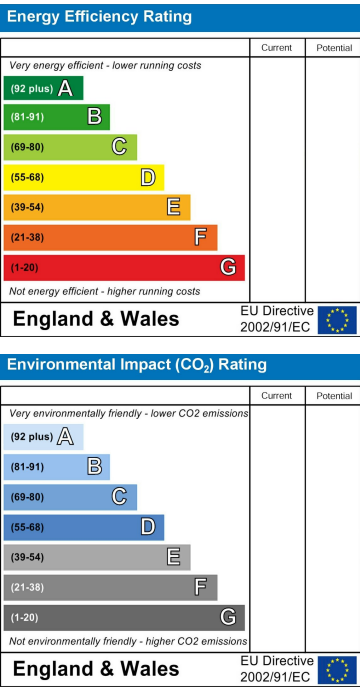
### **Agents Note Lettings**

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.

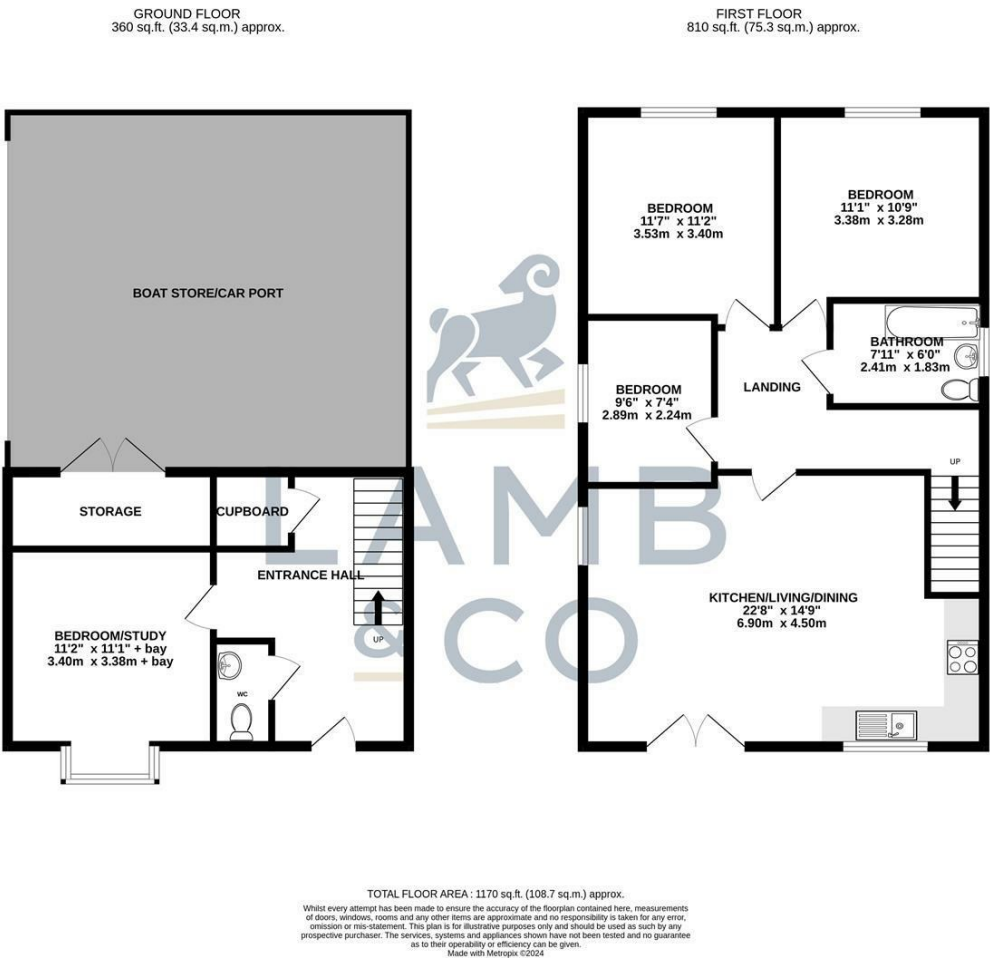
Map



EPC Graphs



Floorplan



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