



LAMB & CO

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Inspired by property, driven by passion.



## JAMESON ROAD, CLACTON-ON-SEA, CO15 2AW

£1,000 PCM

Lamb and Co are pleased to advertise this two bedroom first floor maisonette. This property benefits from having a garden and being close to local amenities. Jameson Road will be available from the 1st of June 2025. Contact the office to express interest.

- Available 1st June
- Gas Central Heating
- No Pets/Smokers
- Two Bedrooms
- Council Tax A
- Guarantor Required
- Approx. 48' Rear Garden
- EPC - C

## First Floor

Double glazed entrance door to:

### Lounge/Kitchenette

4.04 x 3.96 nar 3.35



Lounge area - Double convector radiator. Double glazed window to rear.

Kitchen area - Fitted with a range of units at both floor & eye level. Tiled floor. Inset single drainer stainless steel sink unit with chrome mixer taps. Space for washing machine. Fitted electric oven with extractor hood over. Double glazed window to rear.

### Bedroom One

11'0" x 11'0" (3.35 x 3.35)



Single convector radiator. Double glazed window to front.

## Bedroom Two

9'0" x 8'0" (2.74 x 2.44)



Wall mounted gas boiler. Single convector radiator. Double glazed window to front.

## Bathroom

5'7" x 4'0" (1.70 x 1.22)



White suite comprising panelled bath with shower unit over. Low level WC. Pedestal wash hand basin. Double convector radiator. Tiled walls. Vinyl floor. Frosted double glazed window to rear.



## Outside Rear

Approx. 14.63 x 7.32



Approached via an alley way. Garden mainly laid to lawn with concrete path to timber shed at the rear of the garden. Borders with shrubs & bushes. Enclosed by panelled fencing.

### Agent Notes

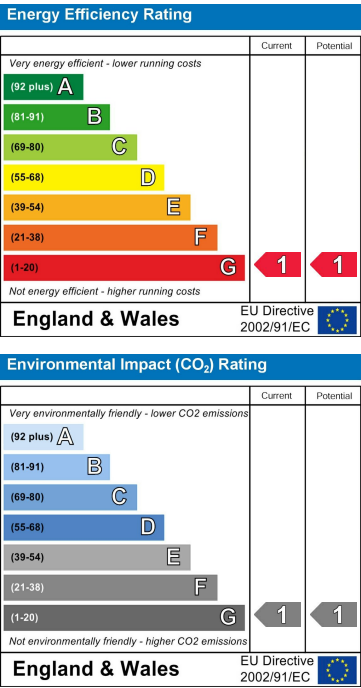
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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.