



LAMB & CO

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



## BEAUMONT AVENUE, CLACTON-ON-SEA, CO15 3EX

£950 PCM

Lamb and Co are pleased to advertise this newly redecorated two bed ground floor maisonette located in Beaumont Avenue. This property benefits from being close to amenities and local schools. This property is available November. Contact the office to express interest.

- Available Immediately
- No Pets/Smokers
- Guarantor Required
- Fully Double Glazed
- Close To Local Amenities
- Council Tax A
- Electric Heating
- EPC E

## Entrance/Hallway

Pathway leading to half glazed upvc door into hallway.

## Bedroom Two

7'11 x 7'10 (2.41m x 2.39m)



carpeted, electric panel heater, double glazed window to the front of the property.

## Bedroom One

12'0 x 9'4 (3.66m x 2.84m)



Carpeted, built in storage cupboard housing hot water cylinder, double glazed window to the rear of the property.

## Lounge

14'2" into bay x 10'9" (4.32m into bay x 3.30m)



Carpeted, electric panel heater, double glazed window to the front of the property.

## Kitchen

7'9 x 6'2 (2.36m x 1.88m)



Floor to eye level white gloss units with black rolled worktops and tiled splashback. Inset single bowl/drainage chrome sink unit, space for a washing machine, electric cooker and fridge freezer. Vinyl flooring.

## Shower Room



Fully glazed corner shower cubicle housing electric shower, pedestal basin, low level wc, vinyl flooring, electric wall heater.

## Front Garden

Front garden is the responsibility of the property.



## Outside Front

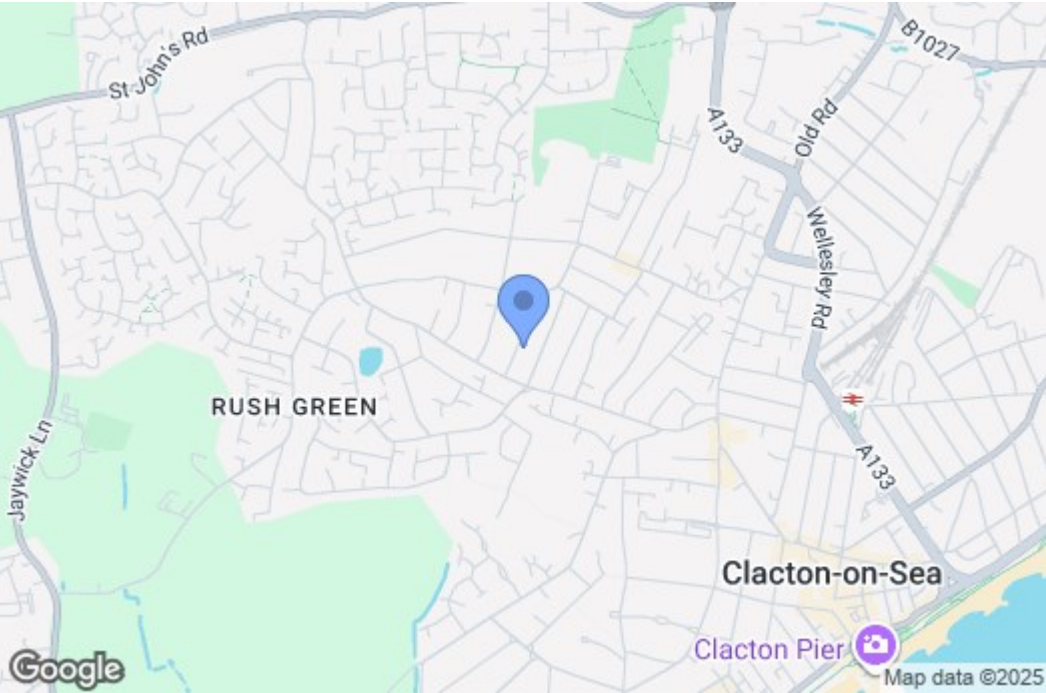


### Agents Note Lettings

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.

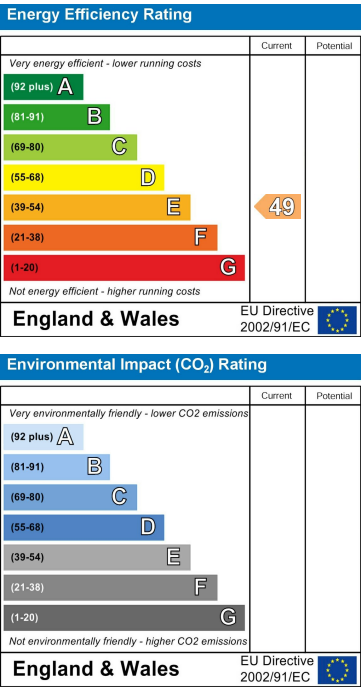


Map



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.