



LAMB & CO

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



ST. PAULS ROAD, CLACTON-ON-SEA, CO15 6AU

£1,175 PCM

Lamb and Co are pleased to advertised this fully refurbished first floor two bedroom maisonette, located down St Pauls Road. This property has many benefits such as new bathroom, new flooring throughout, solar panels are currently being installed and its close to local schools and amenities . Contact the office to express interest, this property is available from the end of October 2025.

- Available End Of October
- No Pets/Non Smokers
- Guarantor required
- Two Bedrooms
- Solar Panels
- EPC- C
- First Floor Maisonette
- Council Tax Band- B

Entrance/Hallway

Metal gate to path way leading to flat on the right hand side. Part glazed wooden door. Stairs too:

Lounge

14'03 x 14'08 (4.34m x 4.47m)



Newly fitted carpet. Radiator. Double glazed bay window to the front of the property.

Bedroom One

10'11 reduced 9'09 x 14'09 (3.33m reduced 2.97m x 4.50m)



Newly fitted carpet. Radiator. Double glazed windows to the front of the property.

Kitchen

13'05 x 10'10 (4.09m x 3.30m)



Vinyl flooring. Wooden low and high level kitchen units with black granite work tops. Integrated gas cooker with extractor over. Integrated x2 ovens, 1 steamer and microwave. Space for washing machine. Stainless steel sink bowl with granite drainer. Wooden door to the rear of the property this is for a fire exit only, no outside space included. Storage cupboard housing the boiler and the sola inverter. Radiator. Double glazed windows to the rear of the property.

Bedroom Two

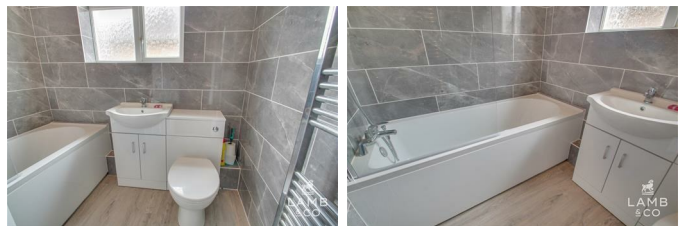
14'04 reduced 13'00 x 12'09 reduced 9'03 (4.37m reduced 3.96m x 3.89m reduced 2.82m)



Newly fitted carpet. Radiator. Double glazed window to the rear of the property.

Bathroom

6'11 x 5'07 (2.11m x 1.70m)



New fitted bathroom. Vinyl flooring. Vanity unit with storage underneath. Fully tiled walls. Ceramic bath with side panel and glass shower panel. Wall hung shower attachment. Heated towel rail. Double glazed window to the side of the property.

Front of Property



On street parking. Currently have the scaffolding and materials as sola panels are being fitted to make property more efficient.

Rear Of Property

Storage cupboard by the stairs for bins. No garden access, this is a fire exit only.

Agents 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.

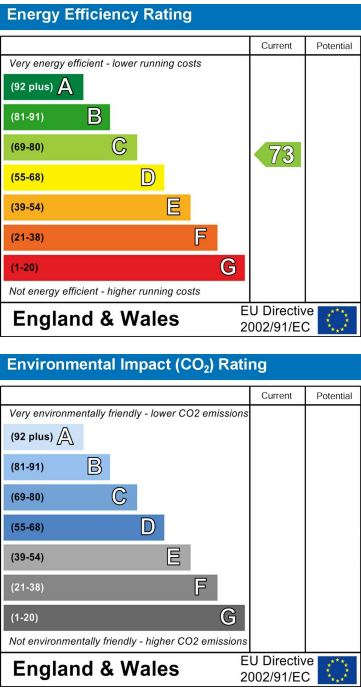


Map



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.