



LAMB & CO

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Inspired by **property**, driven by **passion**.



THORPE ROAD, LITTLE CLACTON, CO16 9RZ

£1,750 PCM

**** COMING SOON! **** A brand new three bedroom bungalow located on the Park Gate Corner development in Little Clacton. The property benefits from; three double bedrooms, en-suite to master, open plan kitchen/living area with integrated appliances plus a separate utility room and a garage. Built to an energy efficient specification ensuring low running costs.

- Three Bedroom Link-Detached Bungalow
 - Utility Room
 - Brand New
- En-Suite to Master
 - EV Charger
 - Available soon
- Open Plan Living
 - EPC TBC

THE REGENT

The Regent is a three bedroom link-detached bungalow offering open plan living space and a garage.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

MASTER BEDROOM

11'8 x 11'5 (3.56m x 3.48m)

EN-SUITE

8'2 x 4'3 (2.49m x 1.30m)

BEDROOM TWO

11'1 x 9'1 (3.38m x 2.77m)

BEDROOM THREE

11'8 x 10' (3.56m x 3.05m)

BATHROOM

9'1 x 7'8 (2.77m x 2.34m)

KITCHEN/LIVING/DINING

25'11 x 14'4 (7.90m x 4.37m)

UTILITY ROOM

9'1 x 5'8 (2.77m x 1.73m)

OUTSIDE

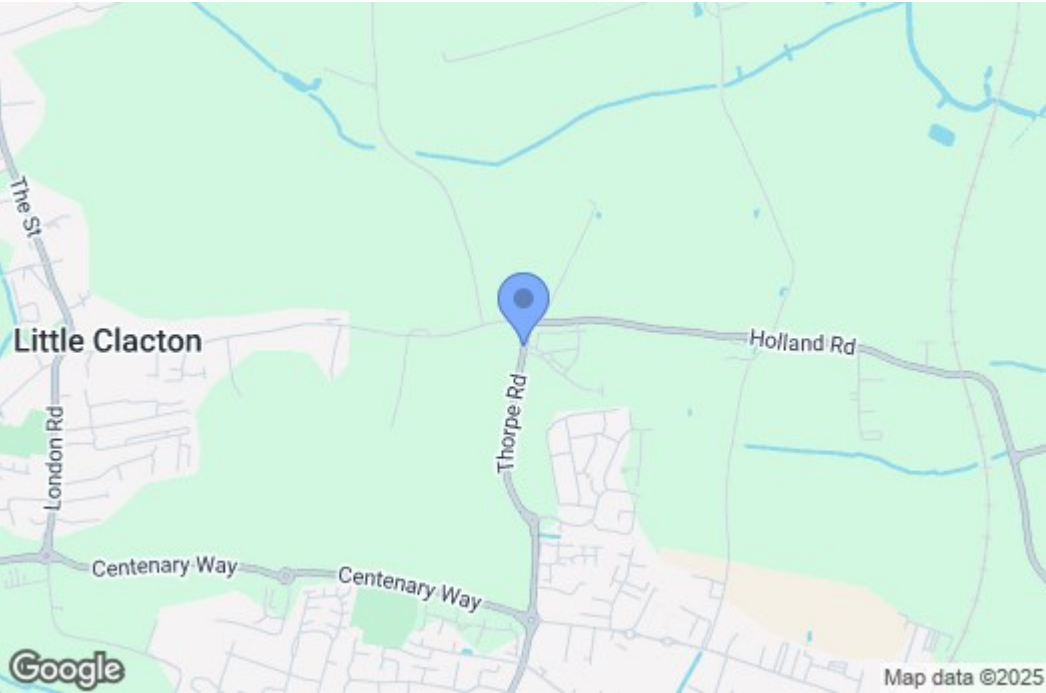
FRONT

REAR GARDEN

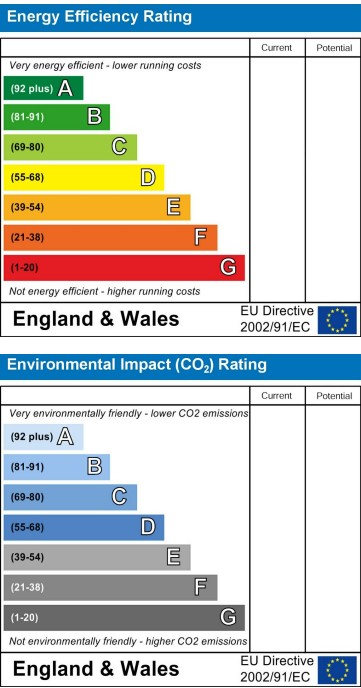
Agents Note Lettings

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

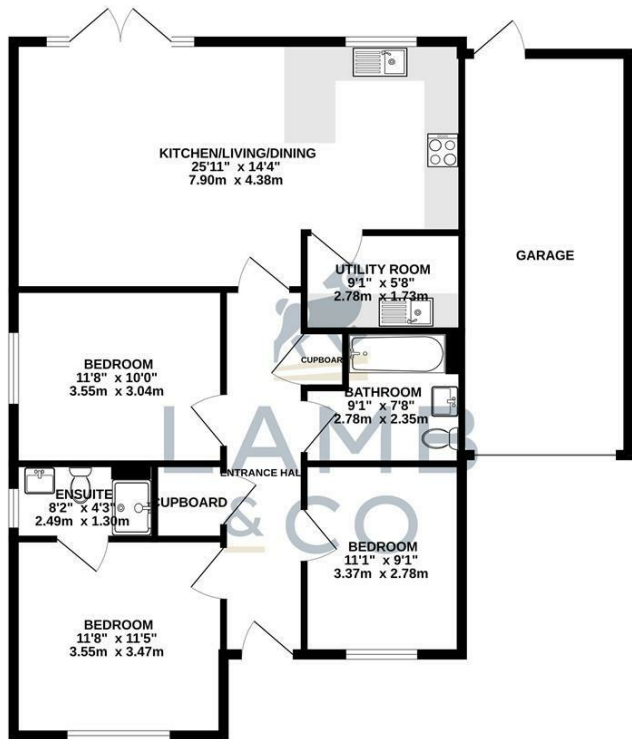


EPC Graphs



Floorplan

GROUND FLOOR
1023 sq.ft. (95.0 sq.m.) approx.



TOTAL FLOOR AREA: 1023sq.ft. (95.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their speciality or efficiency can be given.
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