



LAMB & CO

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



WISTARIA PLACE, CLACTON-ON-SEA, CO16 7EF

£1,600 PCM

Lamb and Co are proud to present this lovely four bedrooms detached house, perfect for a growing family or those in need of extra space. Benefits from having a generous sized living area, close proximity to schools makes it an ideal location for families with children, ensuring a convenient and easy commute for the little ones. This property is available from the 1st of December 2025. Contact the office to express interest.

- Available 1st December
- No Pets/No Smokers
- Guarantor Required
- Gas Central Heating
- Close To Schools
- Council Tax C
- Four Bedrooms
- EPC D

Entrance/Hallway



Via part glazed UPVC door, into hallway. Laminate flooring, radiator and stairs to the first floor.

WC



Low level wc, small wash hand basin, laminate flooring, double glazed window to the side of the property.

Kitchen

9'6 x 9'4 (2.90m x 2.84m)



Floor to eye level white units, grey rolled worktops with tiled splashback. Inset 1 1/2 bowl chrome sink

unit. Integrated electric oven and hob with extractor fan over. Brand new washing machine, tumble dryer and space for a fridge freezer. Wall hung gas boiler, double glazed window to front, radiator, laminate flooring.

Lounge

16'11 x 15'1 reducing to 11'5 (5.16m x 4.60m reducing to 3.48m)



Laminate flooring, understairs storage cupboard, radiator, double glazed window to rear. Patio doors to office/dining area.

Dining Room/Office

9'11 x 7'3 (3.02m x 2.21m)



Laminate flooring, two double glazed windows to the rear of the property, patio doors and door to Fourth bedroom.

Bedroom Two

15'10 x 7'4 (4.83m x 2.24m)



Laminate flooring, double glazed window to rear and radiator.

Bedroom Four

7'6 x 7'2 (2.29m x 2.18m)



Newly carpeted, radiator and double glazed window to the rear of the property.

Bedroom Three

11'6 x 9'1 (3.51m x 2.77m)



Newly carpeted, radiator and double glazed window to the rear of the property.

Bedroom One

13'2 x 10'5 (4.01m x 3.18m)



Newly carpeted, radiator and double glazed window to the front of the property

Garden



Side access, fully enclosed by panel fencing, patio area with remainder being laid to lawn.

Bathroom



White suite comprising of bath with side panel with a bar shower over, pedestal basin, low level wc. Storage cupboard housing the hot water cylinder,

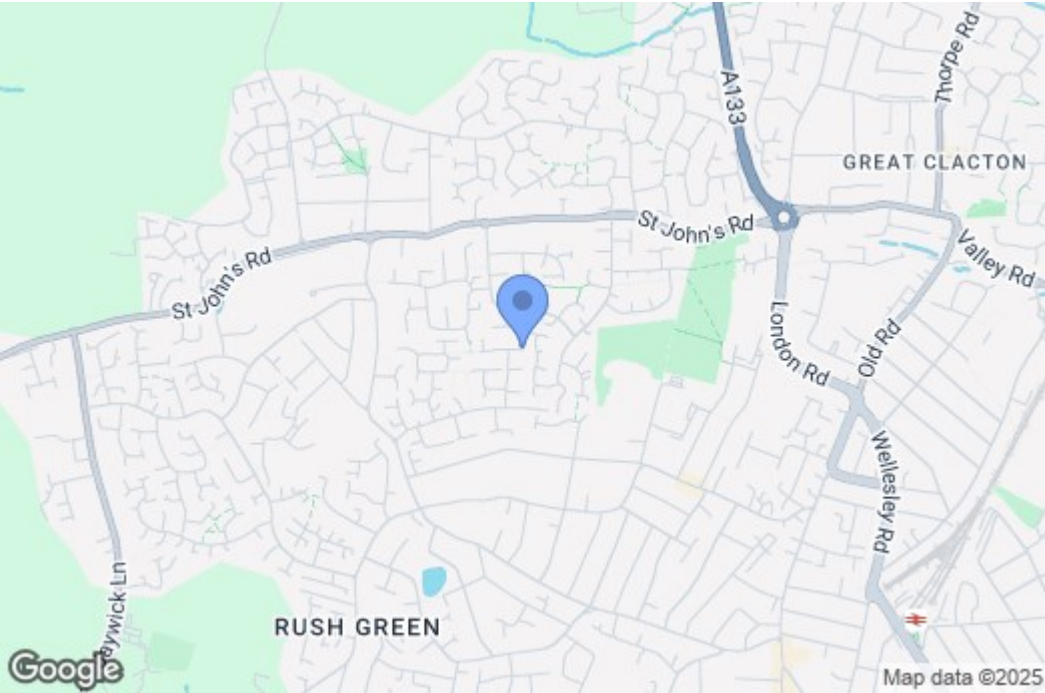
vinyl flooring, radiator and double glazed window to front of property.

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.

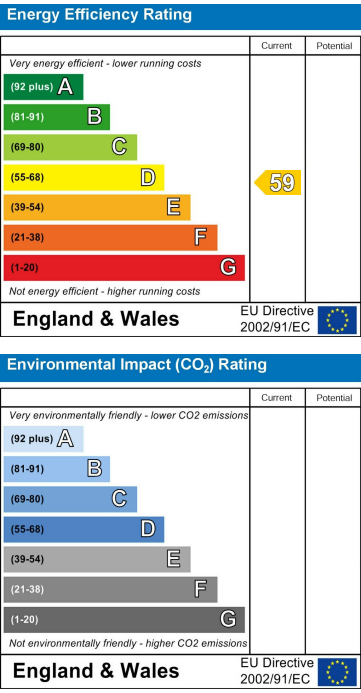


Map



Floorplan

EPC Graphs



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