



LAMB & CO

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



CARNARVON ROAD, CLACTON-ON-SEA, CO15 6QA

£750 PCM

Lamb & Co are pleased to offer this second floor two bedroom flat located within walking distance to the town centre and close proximity to the train station. Resident permit parking nearby. This property is available from the 1st December. Contact the office to express interest.

- Available 1st December
- Close To Town
- Guarantor Required
- Fully Double Glazed
- No Pets/ No Smokers
- Council Tax Band- B
- Electric Heating
- EPC- E

Entrance



Communal staircase to entrance door. Stairs to first floor of the property to landing. Carpeted. Electric panel heater. Double glazed window to side of the property.

Bedroom Two

11'11 x 9'6 (3.63m x 2.90m)



Carpeted. Electric panel heater. Double glazed window to side and front of the property.

Lounge

17'9 x 11'11 into bay (5.41m x 3.63m into bay)



Carpeted. High retention storage heater. Three double glazed windows front of the property.

Bedroom One

12'1 x 10'4 (3.68m x 3.15m)



Carpeted. Electric panel heater. Double glazed window to rear of the property.

Kitchen

9'0 x 8'7 (2.74m x 2.62m)



Fitted floor and eye level kitchen units with grey marble effect rolled work tops. Inset single bowl and drainer chrome sink unit. Space for washing machine, electric cooker and tall fridge freezer. Storage cupboard housing Instantaneous water heater. Vinyl flooring. Double glazed window to rear of the property.

Shower Room

7'2 x 4'10 (2.18m x 1.47m)



Built in shower cubical with fully glazed sliding doors fitted with electric shower. Pedestal basin. Low level WC. Wall heater. Vinyl flooring. Double glazed window to side of the property.

Agent Notes 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

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.