



LAMB & CO

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Inspired by property, driven by passion.



## ANCHOR ROAD, CLACTON ON SEA, CO15 1HP

£800 PCM

Lamb and Co are pleased to advertise this large size ground floor One Bedroom Maisonette, located in Anchor Road. This property benefits from having off road parking, garage and gas central heating. Its also very close to local amenities. This property is available from the beginning of December 2025, contact the office to express interest.

- Available 1st December
- Garage Included
- Pets Considered
- One Bedroom
- Ground Floor Maisonette
- Council Tax Band- A
- Good Size Garden
- Guarantor Required
- EPC- TBC

## Entrance/ Hallway

x3 storage cupboards.

## WC

## Bathroom

6'00 x 5'11 (1.83m x 1.80m)



## Kitchen

11'11 x 13'00 (3.63m x 3.96m )



Space for electric cooker. Boiler located in one of the cupboards.

## Utility Room

6'11 x 4'03 (2.11m x 1.30m)



Space for washing machine, washing machine will not be staying at the property. Space for condense tumble dryer. Shelving.

## Bedroom

11'03 reduced 9'11 x 13'01 reduced  
10'00 (3.43m reduced 3.02m x  
3.99m redeuced 3.05m)



New flooring will be fitted (carpet). Built in wardrobe.

## Lounge

14'03 x 14'07 (4.34m x 4.45m)



All furniture will be removed. Fire feature only. Back door access to side of the property.



## Front Of Property



Drive way to fit 3 vehicles. Garage located at end of drive way.

## Rear Garden



## Agents Lettings Notes

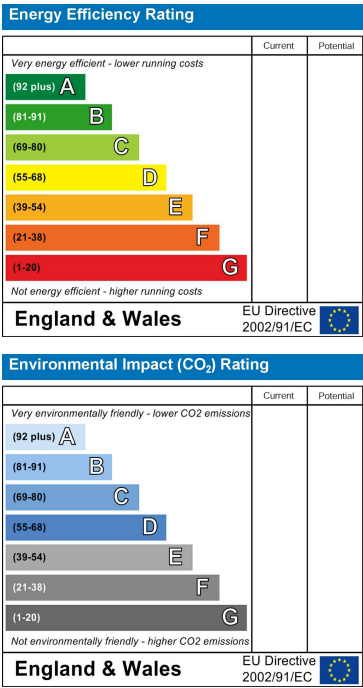
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map



Floorplan

EPC Graphs



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