



LAMB & CO

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



## KEY ROAD, CLACTON ON SEA, CO15 3DA

£800 PCM

Lamb & Co are pleased to offer for rent, this Two Bedroom First Floor Flat. Located within one mile of the town centre, and local train station with direct links to London. This property is available from the beginning of December 2025. Contact the office to express interest.

- Available Beginning Of December
- No pets/Smokers
- Council Tax Band- A
- Fully Double Glazed
- Guarantor Required
- Electric Heating
- EPC - D

### Entrance

Pathway to fully glazed communal door, leading to timber frame entrance door.

### Lounge

14' x 11'5 (4.27m x 3.48m )



Carpet, storage heater, double glazed window to rear.

### Bedroom One

10'8 x 8'2 (3.25m x 2.49m)



Carpet, panel heater, double glazed window to front

### Bedroom Two

8'2 x 5'5 (2.49m x 1.65m)



Carpet, panel heater, double glazed window to front

### Kitchen

9'7 x 8'9 (2.92m x 2.67m)



Floor to eye level kitchen units with marble effect worktop. inset chrome bowl sink unit. Space for electric cooker, under counter fridge freezer, and washing machine. Double glazed window to side.

## Bathroom



Bath with side panel and electric shower unit over. Pedestal basin, low level WC, double glazed window to the side of the property and to the rear.

## Outside Front



Hard standing area for recycling bins.

## 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.

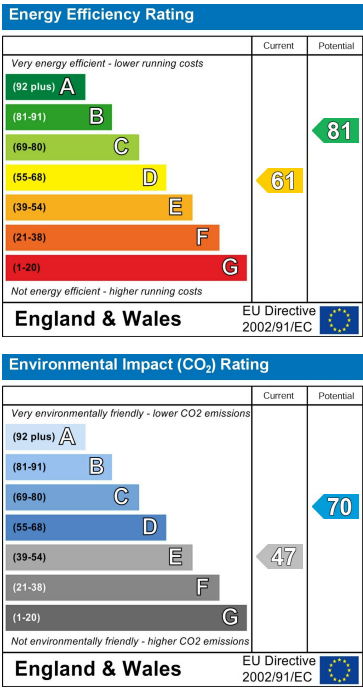


Map



Floorplan

EPC Graphs



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.