



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



## COLNE VIEW, CLACTON-ON-SEA, CO16 8LA

£1,400 PCM

Lamb & Co are pleased to offer this detached Three Bedroom House in the sort after area of Point Clear. The property boasts being light throughout. This also comes with a brand new fitted kitchen and bathroom. The property comes with a good sized rear garden with two sheds and a single garage. Nearby are local walks and trails with the beach being a mere two minute walk away. Contact Lamb & Co to express your interest.

- Available Now
- Three Double Bedrooms
- Gas Central Heating
- Garage Included
- Off Road Parking
- Pets Considered
- Council Tax Band- D
- EPC- E

## Lounge / Dining Room



## Kitchen



## Downstairs WC



## Bedroom One



## Bedroom Two



## Bedroom Three



## Bathroom



## External

## Rear Garden



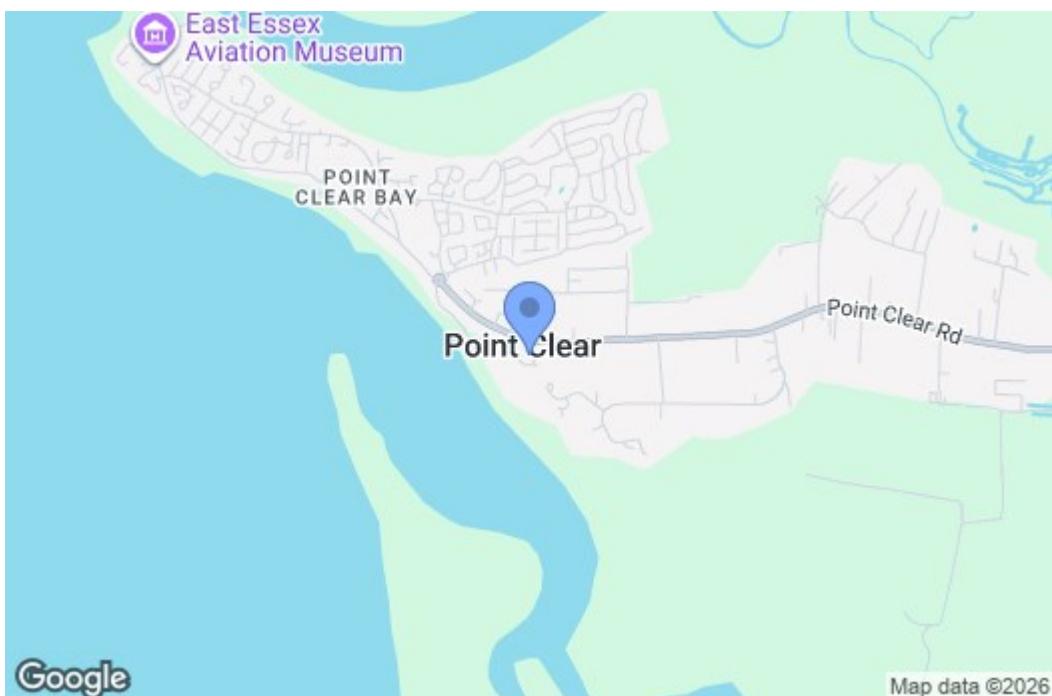
## Front Of Property



## 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



## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		48
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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.