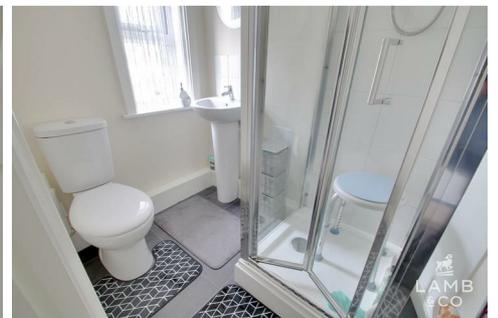




LAMB & CO

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



## HAYES ROAD, CLACTON-ON-SEA, CO15 1TX

£625 PCM

Lamb & Co Property are pleased to offer this one bed STUDIO for rent. Located on the outskirts of the town centre, within walking distance of the mainline railway station, this property is available mid/end of March 2026. Contact the office to express interest.

- Available Mid/End March
  - Studio Flat
  - Electric Heating
- No Pets or Smokers
  - Double Glazed Throughout
  - Council Tax A
- Guarantor Required
  - EPC C

## Lounge/Bedroom

16'9 (reducing to 9'7) x 11'2 (5.11m  
(reducing to 2.92m) x 3.40m)



Carpeted, high retention storage heater, double glazed window to rear.

## Kitchen

6'8 x 5'5 (2.03m x 1.65m)



Fitted with white gloss units, inset single bowl/drainers chrome sink unit with tiled splashback. Space for washing machine and tall fridge freezer. Vinyl flooring, double glazed window to side. Door to;

## Shower Room

6'9 x 4'3 (2.06m x 1.30m)



Comprising of electric shower in cubicle, white pedestal basin, white, low-level w/c, vinyl flooring. Double glazed window to side.

## Outside Front



## Agents Note Lettings

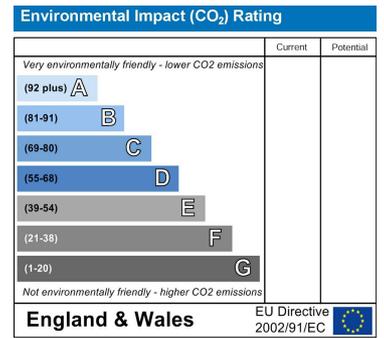
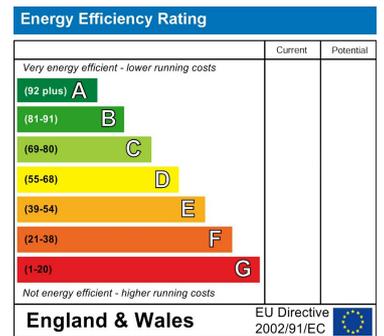
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.