



LAMB & CO

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



## OLD ROAD, CLACTON-ON-SEA, CO15 3AA £875 PCM

Lamb and Co are pleased to advertise this recently refurbished Two Bedroom First Floor Flat above a shop, down Old Road, access is down Meredith Road. This property benefits from having new kitchen new bathroom and new flooring. This property is available now, contact the office to express interest.

- Available Now
- Gas Central Heating
- Council Tax Band- A
- Two Bedrooms
- Newly Refurbished
- EPC- D
- First Floor Flat
- Guarantor Required



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## Entrance

Access down Meredith Road leading to Old Road

## Kitchen

12'02 x 8'03 (3.71m x 2.51m)



Newly fitted kitchen. Space for Washing Machine. fridge freezer and electric cooker.

## Bathroom

4'08 x 7'10 (1.42m x 2.39m)



## WC

2'11 x 4'01 (0.89m x 1.24m)

## Lounge

13'06 x 16'10 reduced 15'07 (4.11m x 5.13m reduced 4.75m)



## Bedroom One

6'05 x 11'02 (1.96m x 3.40m )



## Bedroom Two

10'04 reduced 9'01 x 14'08 (3.15m reduced 2.77m x 4.47m )



## Front Of Property



## Rear Of Property



How to access the front door.

## 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.

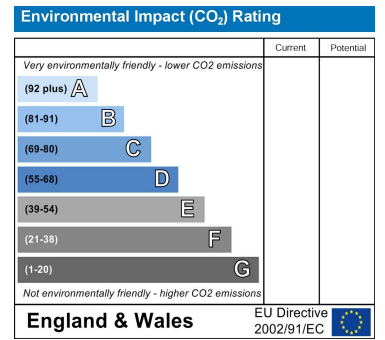
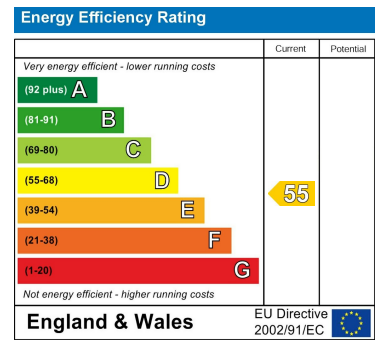


## Map



## Floorplan

## EPC Graphs



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.