LAMB & CO

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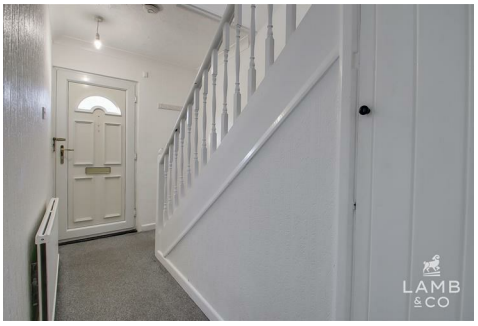
Inspired by property, driven by passion.









# LONDON ROAD, CLACTON-ON-SEA, CO15 3SN

## £1,200 PER MONTH

Situated on London Road in Clacton-on-Sea, this three-bedroom semi-detached house offers spacious and versatile accommodation, making it an ideal choice for families and those seeking additional living space. The ground floor features a separate lounge and dining room. To the rear, a conservatory offers further living space plus a handy ground floor WC and leads to the generous rear garden. Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom.

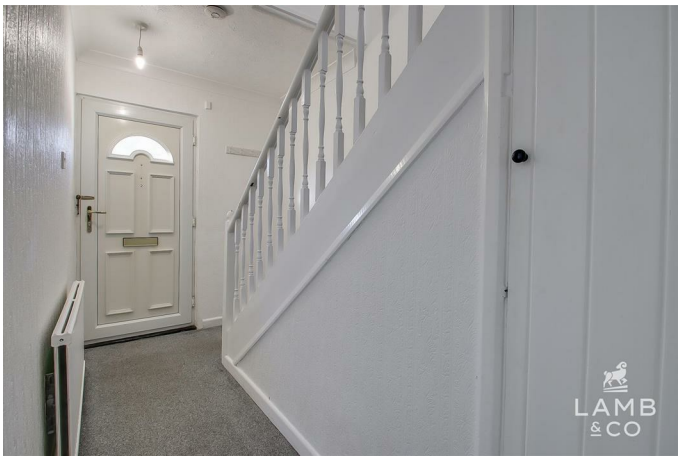
- Three Bedrooms
- Guarantor Required
- Modern Kitchen
- Conservatory
- Ground Floor WC
- Available Now
- Close to Amenities
- EPC D

## Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL



## KITCHEN

11'0" x 9'0" (3.35m x 2.74m)



## LOUNGE

12'6" x 11'4" (3.81m x 3.45m)



## DINING ROOM

11'4" x 9'2" (3.45m x 2.79m)



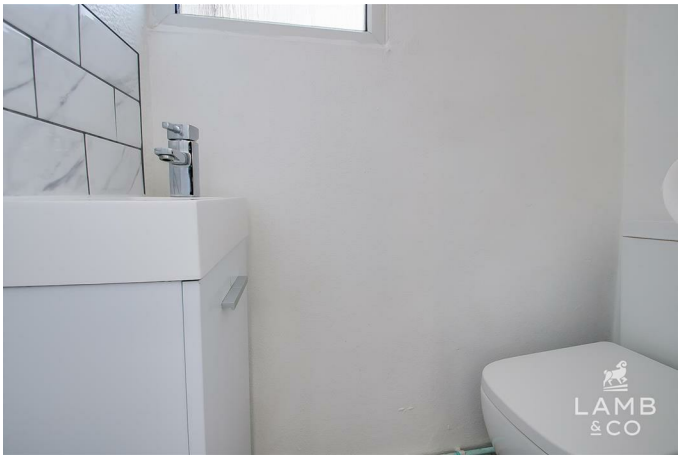
## CONSERVATORY

10'0" x 8'0" (3.05m x 2.44m)



## WC

4'2" x 2'0" (1.27m x 0.61m)



## BEDROOM TWO

11'2" x 8'9" (3.40m x 2.67m )



## FIRST FLOOR

## LANDING

## BEDROOM ONE

11'6" x 8'9" (3.51m x 2.67m )



## BEDROOM THREE

8'9" x 8'0" (2.67m x 2.44m)



## BATHROOM

7'2" x 7'1" (2.18m x 2.16m )



## GARDEN



## REAR ASPECT



## FRONT ASPECT



## Material Information

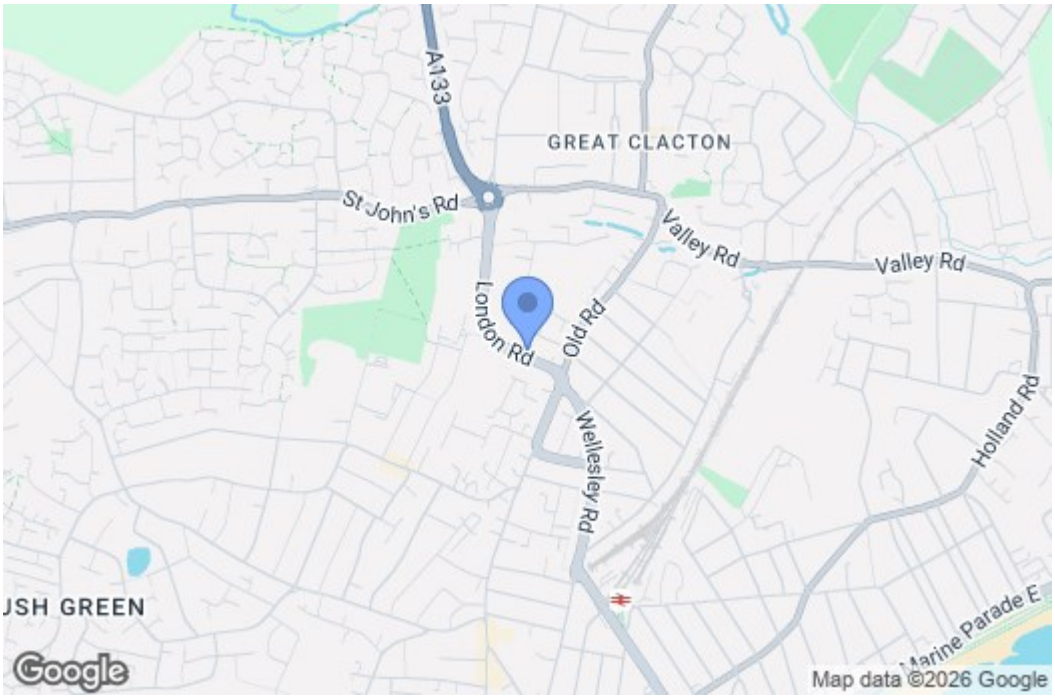
Council Tax Band: B

Heating: Gas
Services:
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Ultrafast Fibre
Mobile Coverage:
O2 - 77%
EE - 81%
Three - 81%
Vodafone - 84%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Very Low
Surface Water - Very Lw
Additional Charges: N/A
Garden Facing: North East
Non-Standard Features to note: N/A

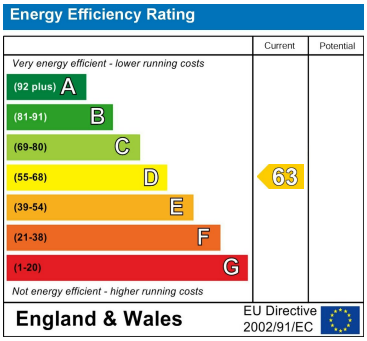
## Agents Note Lettings

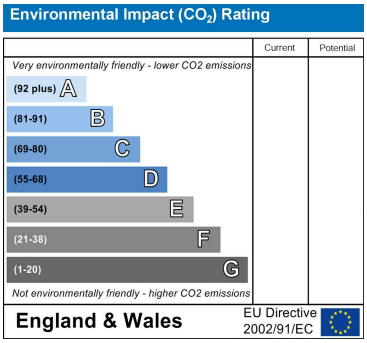
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

## Map

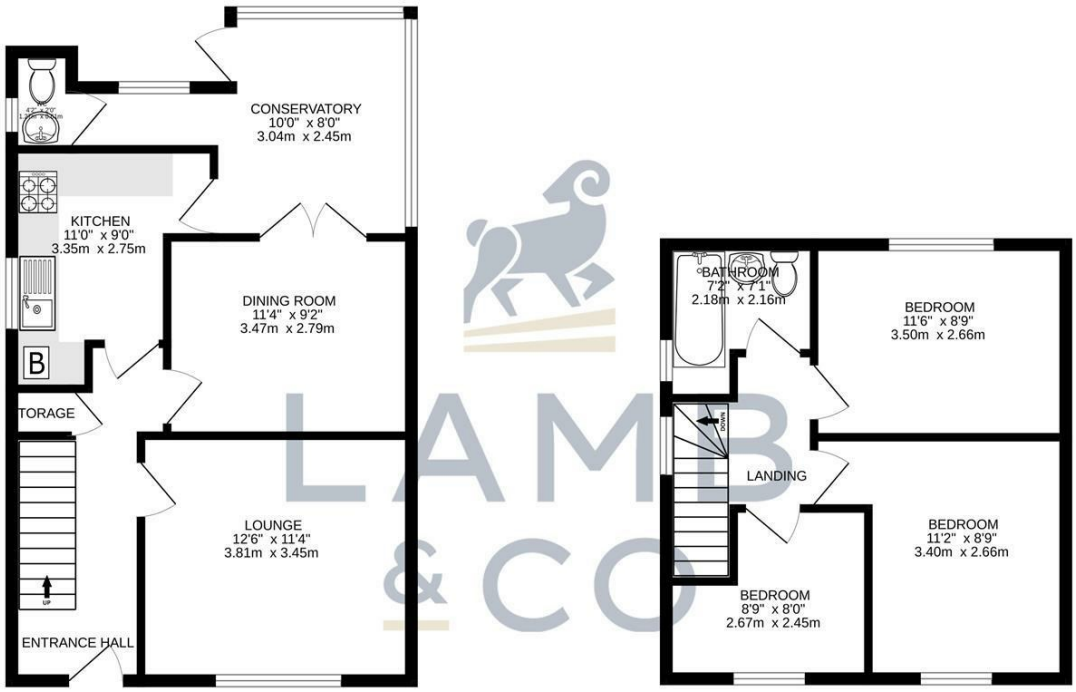



## EPC Graphs




## Floorplan




TOTAL FLOOR AREA : 910 sq.ft. (84.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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