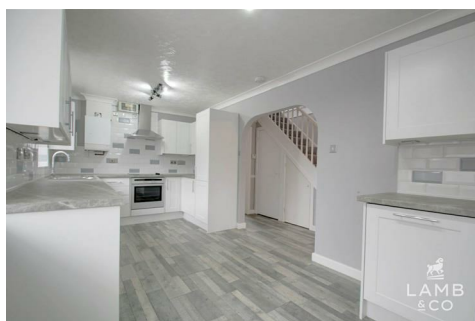




LAMB & CO

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



PLYMOUTH ROAD, CLACTON, CO15 1XG

£1,500 PCM

Lamb and Co are proud to present this spacious three bedroom detached house with an en-suite and a separate garage, located on the popular Martello Bay development within a few hundred yards of stunning beaches. This is available from the middle of January.

- Three Bedrooms
- Off Road Parking
- En Suite to Main Bedroom
- Garage
- Fully Double Glazed
- EPC D
- Guarantor Required
- Council Tax D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



Part glazed composite door into hallway, laminate flooring, radiator, understairs storage and stairs to first floor.

KITCHEN

8'11 x 18'0 (2.72m x 5.49m)



Floor to eye level white gloss units with grey rolled work top, integrated electric oven and hob. with extractor over. inset chrome 1 1/2 bowl sink unit. Wall hung gas boiler, integrated fridge freezer. space for washing machine. laminate, radiator and bay window to the front of the property.

WC

LOUNGE

9'11 x 18'0 (3.02m x 5.49m)



Laminate flooring, two radiators, double glazed window to rear, UPVC French doors leading into the garden.

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

10'0 x 11'6 (3.05m x 3.51m)



Carpeted, two fitted wardrobes, and en-suite.

EN SUITE

7'8 x 6'0 (2.34m x 1.83m)



Enclosed shower cubicle with sliding door with mixer shower, vanity basin, low level wc, tiled flooring.

BEDROOM TWO

9'0 x 10'4 (2.74m x 3.15m)



Carpeted, radiator, double glazed window to front of the property.

BEDROOM THREE

9'0 x 7'5 (2.74m x 2.26m)



Carpeted, radiator and double glazed window to the front.

BATHROOM

7'0 x 6'2 (2.13m x 1.88m)



Three piece white suite, comprising of bath with side panel, vanity basin, back to wall wc, tiled flooring,

OUTSIDE



Driveway with parking for two vehicles leading to a single garage and a side gate into the back garden.

OUTSIDE REAR



Patio area with decking, remainder laid to lawn and fully enclosed by panel fencing.

GARAGE

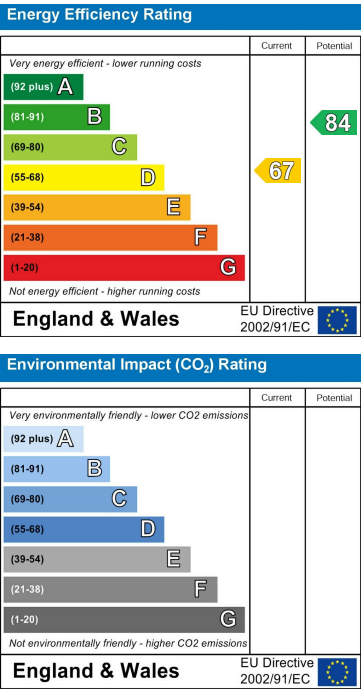
Agents Note Lettings

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.

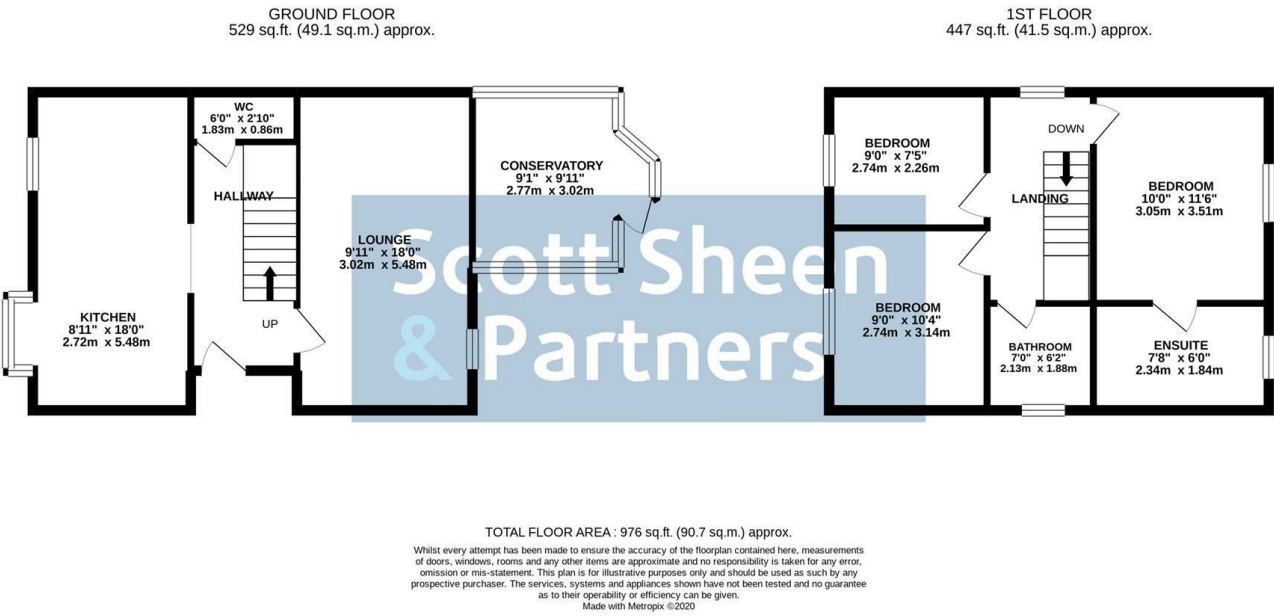
Map



EPC Graphs



Floorplan



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.