



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
- Garage
- Guarantor Required
- Off Road Parking
- Fully Double Glazed
- Council Tax D
- En Suite to Main Bedroom
- EPC 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 11/2 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

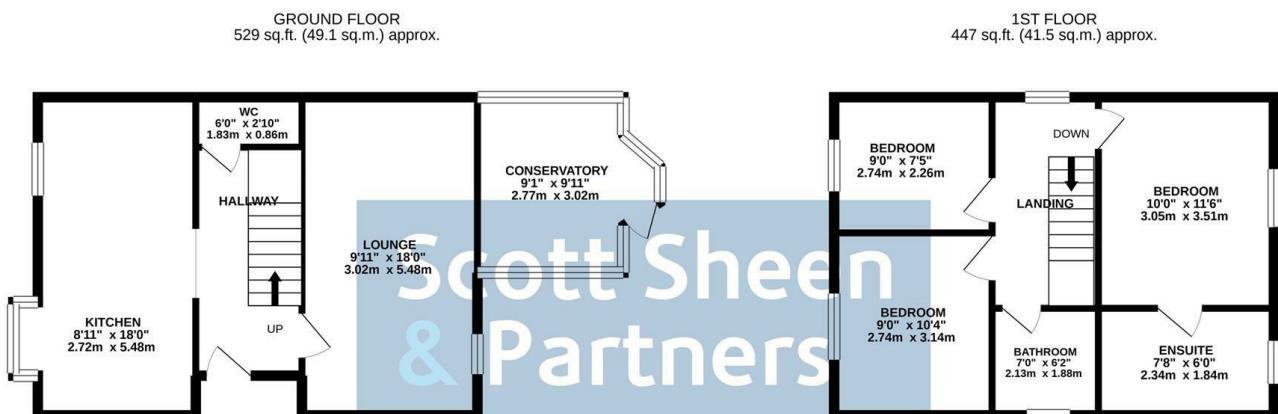


EPC Graphs

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | 67 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Floorplan



TOTAL FLOOR AREA: 976 sq.ft. (90.7 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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