



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



LAMB
& CO



ST. OSYTH ROAD, CLACTON-ON-SEA, CO15 3HH

£1,200 PCM

Lamb & Co Property are pleased to offer this newly refurbished property in the popular area of St Osyth Road. The property benefits from two bedrooms with two reception rooms, kitchen with fitted electric oven, bathroom and a good size rear garden. Call Lamb & Co for all interest and viewings.

- Available Now
- Two Bedrooms
- All Electric
- No Pets/Non Smokers
- Two Reception Rooms
- Council Tax Band- A
- Guarantor Required
- EPC- TBC

Lounge

10'10 x 10'03 (3.30m x 3.12m)



Dining Room

10'10 x 10'02 (3.30m x 3.10m)



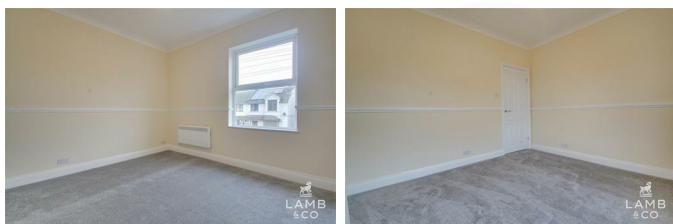
Kitchen

6'08 x 11'11 (2.03m x 3.63m)



Bedroom One

10'10 x 10'03 (3.30m x 3.12m)



Bedroom Two

7'7 x 10'06 (2.31m x 3.20m)



Bathroom

6'8 x 7'10 (2.03m x 2.39m)



Garden



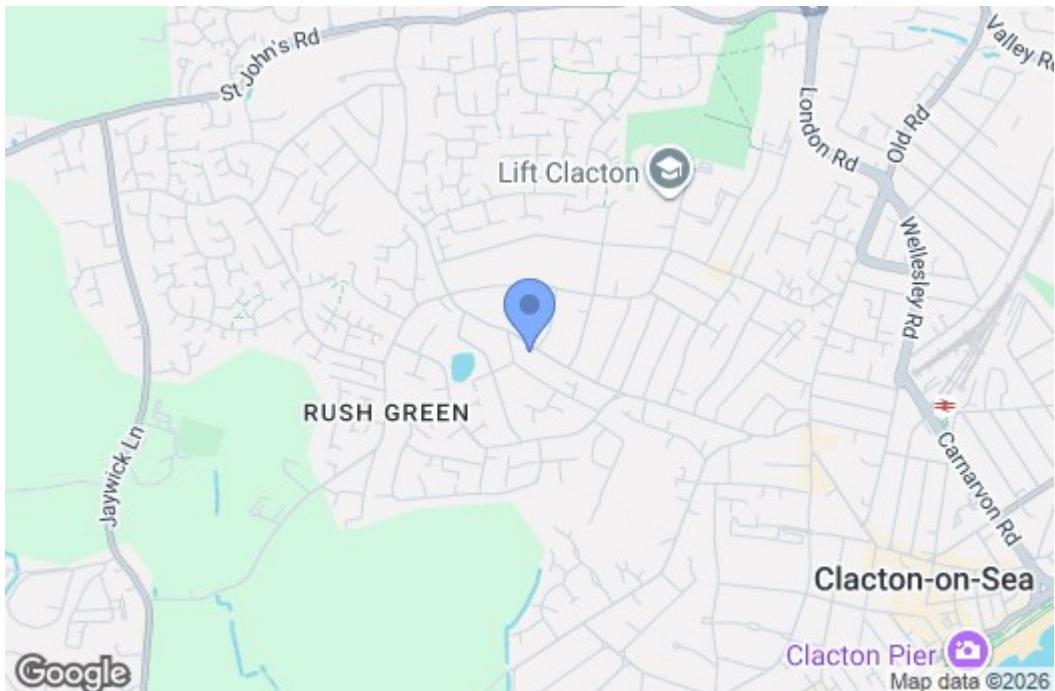
Outside Front



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



EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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

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.