



LAMB & CO

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Inspired by property, driven by passion.



COAN AVENUE, CLACTON-ON-SEA, CO15 1BH

£1,500 PCM

Lamb and Co are please to advertise this four bedroom detached bungalow, located in Coan Avenue. This property benefits from being close to the sea front, gas central heating and only being 0.5 miles away from amenities. Available June 2026. Contact the office to express interest.

- Available June 2024
- No Smokers
- Guarantor Required
- Fully Double Glazed
- Off Road Parking
- Council Tax Band- D
- Close To Sea Front
- EPC- D



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Entrance/Hallway

Entrance to the property via driveway to half glazed UPVC front door. Into hallway, carpeted. Storage cupboard housing hot water cylinder. Radiator. Into:

Lounge

16'9 x 11'9 (5.11m x 3.58m)



Carpeted. Radiator. Built in fire surround. Double glazed windows x 2 to side of the property. One double glazed window to the front of the property. Into:

Dining Room/Bedroom Four

14'10 x 11'10 (4.52m x 3.61m)



Carpeted. Radiator. Double glazed window to side. Double glazed window to front.

Bedroom Two

12'7 x 8'1 (3.84m x 2.46m)



Carpeted. Built in wardrobes. Radiator. Double glazed window to side of the property.

Bathroom

8'9 x 8'7 (2.67m x 2.62m)



Comprising of white bathroom suite. Bath with side and end panel. Pedestal basin. Low level WC. Fully glazed corner shower cubical with mixer shower. Heated chrome towel rail. Vinyl flooring. Double glazed window to side of the property.

Kitchen/Diner

14'10 x 11'10 (4.52m x 3.61m)



Fitted floor and eye level white gloss units with black rolled worktops and tiled splash back. Inset single bowl and drainer chrome sink unit. Integrated gas hob and electric oven. Space for washing machine, tumble dryer and tall fridge freezer. Wall hung regular gas boiler. Laminate flooring. Radiator. Double glazed window to side. Patio doors to rear.

Bedroom One

12'10 x 10'9 (3.91m x 3.28m)



Carpeted. Built in wardrobes. Radiator. Double glazed window to rear of the property.

Bedroom Three

9'2 x 7'8 (2.79m x 2.34m)



Carpeted. Radiator. Double glazed window to side of the property.

Front Of The Property



Part patio. Part laid to lawn with established borders. Driveway with parking for three vehicles leading to garage. Access to rear from both sides of the property.

Rear Garden

approx 40' x 18' (approx 12.19m x 5.49m)



Part Astroturf . Remainder laid to lawn with established borders. Access to garage via side door.

Agent's 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.

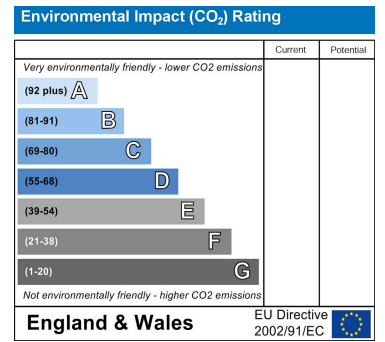
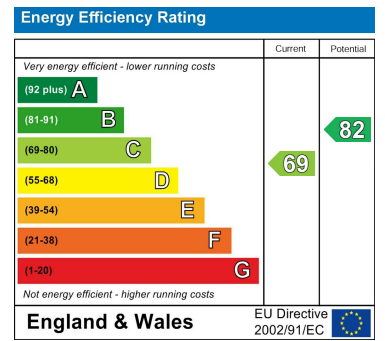


Map



Floorplan

EPC Graphs



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