



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



ALVIS AVENUE, CLACTON-ON-SEA, CO15 2JU

£800 PCM

Lamb and CO are pleased to offer for rent this extended Three Bedroom detached bungalow, located in Jaywick, it is within walking distance to the beach. This property is available now. Contact the office to express interest.

- Available Now
- Heat Source Heating
- Guarantor Required
- Three Bedrooms
- Pets Considered
- EPC - D
- Walking Distance To The Beach
- Council Tax Band - A

Front of property



Bedroom 2

7'7 x 7'7 (2.31m x 2.31m)



Living Room

11'7 x 7'6 (3.53m x 2.29m)



White walls, brown carpet, radiator, upvc double glazed window to side

Bedroom 1

11'7 x 7'11 (3.53m x 2.41m)



Brown carpet, white walls, upvc double glazed window facing the front, radiator below.

Brown carpet, cream walls, radiator, upvc double glazed window facing the rear

Bedroom 3

7'5 x 4'9 (2.26m x 1.45m)



Brown carpet, cream walls, radiator, upvc double glazed window to the rear.

Kitchen



Comprising of wooden floor, floor to ceiling laminate grey effect kitchen units, 1/2 bowl chrome sink unit with side drainer, upvc double glazed window to side

Shower Room



a tiled suite floor to ceiling, low level white wc, enclosed corner shower, wall mounted basin. upvc double glazed window to rear

Rear Garden

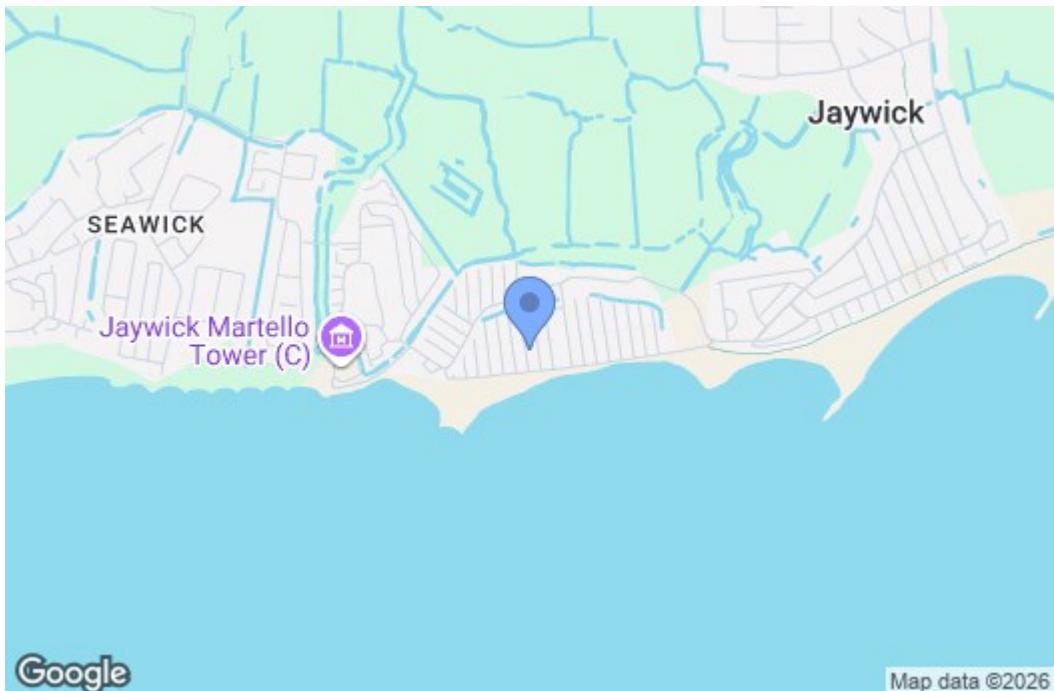
Paved walkway leading through to an enclosed space, part gravel, part paved. Two wooden free standing shed's left as a good will of gesture by the landlord.

Agent's Note

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.