



LAMB & CO

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



KNOX ROAD, CLACTON-ON-SEA, CO15 3TT

£900 PCM

Lamb and Co are please to offer this two bedroom, First Floor Maisonette located in Knox Road. This property benefits from being newly decorated throughout with some new carpets, this property is all electric and comes with a garage. Available in June 2026. Contact the office to express interest.

- Available June 2026
- Two Bedrooms
- Guarantor Required
- Electric Heating
- Garage
- Council Tax- A
- Fully Double Glazed
- EPC- D



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

Entrance/Hallway

Kitchen

10'06 x 7'10 (3.20m x 2.39m)



Bathroom

6'6 x 5'10 (1.98m x 1.78m)



Front Of Property

Communal garden area with path leading to the street door.

Garage

Located round the back of the property down a side road/walkway to the public field.

Lounge

17'4 x 9'5 (5.28m x 2.87m)



Bedroom One

15'2 x 9'5 (4.62m x 2.87m)



Bedroom Two

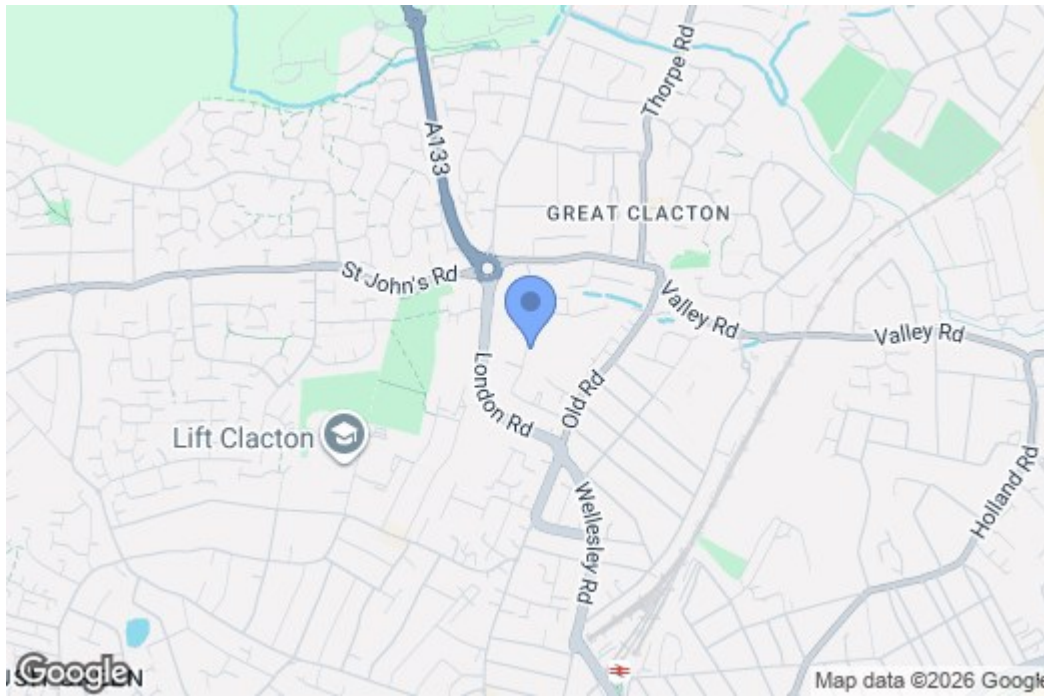
11'9 x 9'11 reduced to 9'2 (3.58m x 3.02m reduced to 2.79m)



Agent Notes Lettings

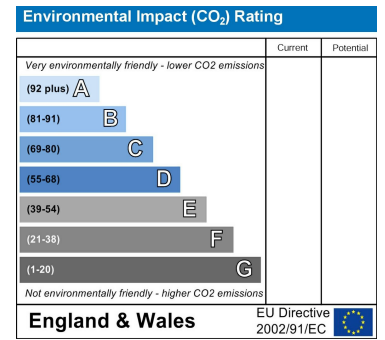
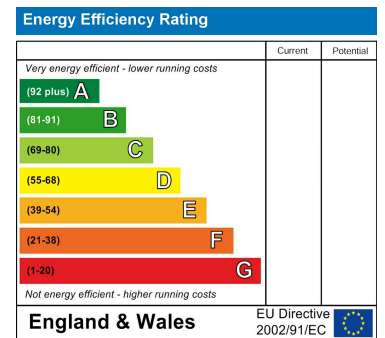
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map



Floorplan

EPC Graphs



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.