



LAMB & CO

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Inspired by **property**, driven by **passion**.



COULSDON CLOSE, CLACTON-ON-SEA, CO16 8FN

£650 PCM

Lamb & Co are pleased to offer for rent this one bedroom ground floor STUDIO, located on the popular Cann Hall Development, and within 1/2 mile of local amenities. The property comes with electric heating, and off road parking. This property is available mid February 2026. Contact the office to express interest.

- Available Mid February
- No Pets
- Fitted Shower Room
- Guarantor Required
- No Smokers
- Council Tax Band - A
- Electric Heating
- EPC - D

Front Of Property



Entrance to property via half glazed UPVC door into communal hallway, onto entrance door to property.

Lounge/Bedroom

14'7 x 8'6 (4.45m x 2.59m)



Carpeted, high retention storage heater, double galzed window to side of property

Kitchen

8'8 x 5'10 (2.64m x 1.78m)



Floor to eye level white kitchen units with black rolled worktops and tiled splashback, inset single bowl/drain sink unit, electric cooker, space for washing machine and tall fridge freezer, storage cupboard, vinyl flooring, double glazed window to side of property.

Shower Room



Newly fitted, cubicle with fully glazed bi fold door, vanity basin, low level WC, vinyl flooring, double glazed window to side of property.

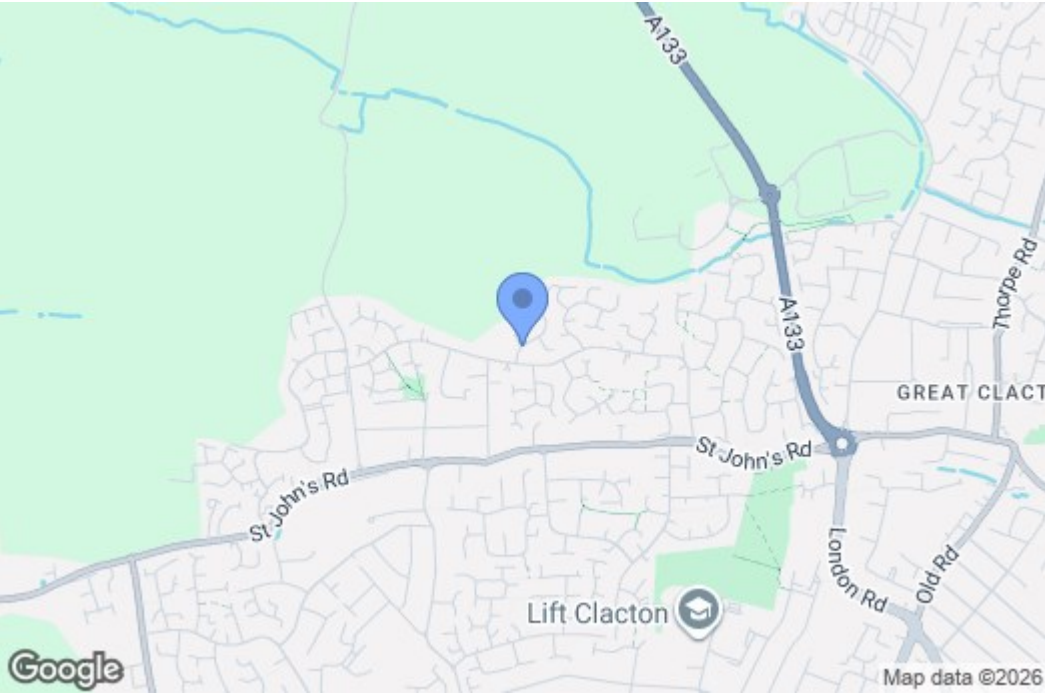
Hallway

Electric radiator, storage cupboard, vinyl flooring.

Agents Note Lettings

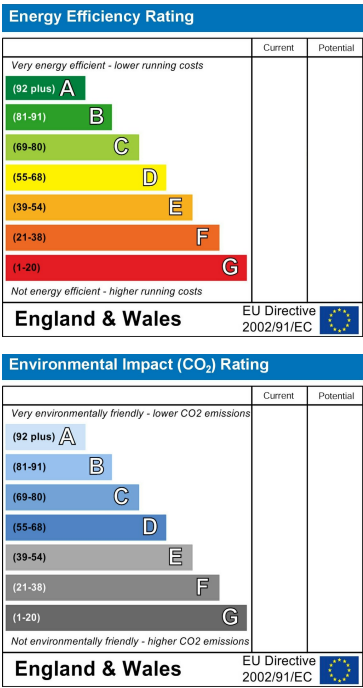
PLEASE NOTE - All of our rental properties require 1 full months rent security deposit and 1 full months rent in advance. From this amount we require 1 weeks rent to be paid up front as a holding deposit to process your application.

Map



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