



LAMB & CO

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& CO



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

## 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 glazed 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/drainer chrome 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.

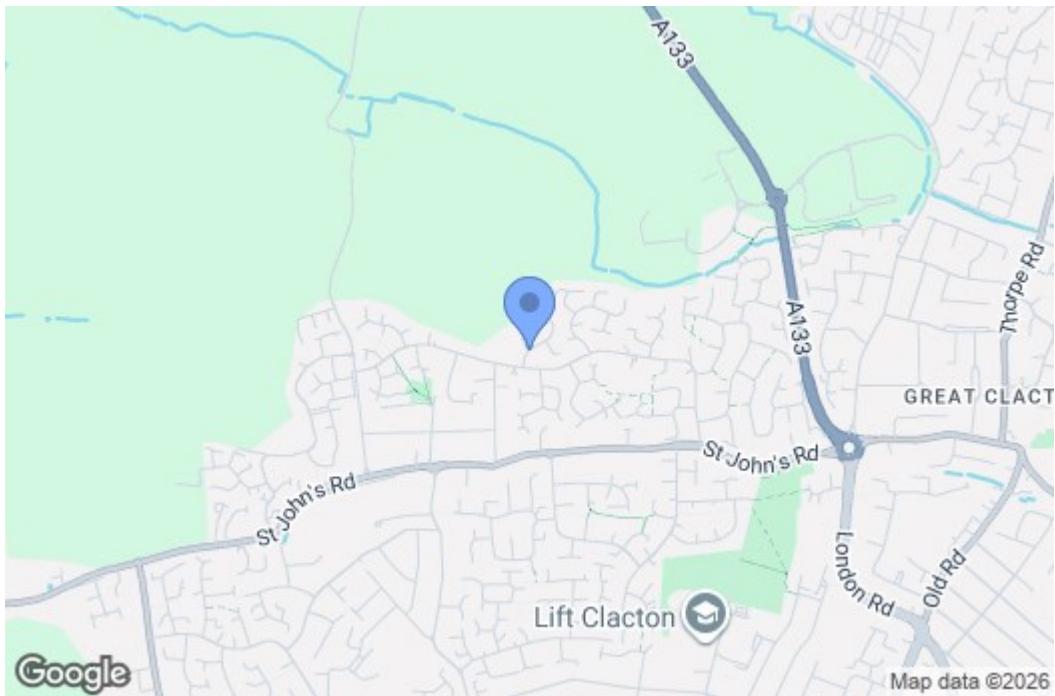
## Hallway

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



## 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.