LAMB & CO

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

WEST AVENUE, ESSEX, CO15 1QR
OFFERS IN EXCESS OF £95,000

This first time buyer or buy to let opportunity with a potential yield of 6.72% and conveniently located close to local amenities and the mainline train station. Boasting two double rooms and a short walk to the sea front. Sold with no onward chain.

- Two Bedrooms
- No Onward Chain
- Close To Amenities
- Close To Sea Front
- First Time Buyer/Buy To Let
- EPC E

Accommodation comprises with approximate room sizes as follows:

Entrance door to:
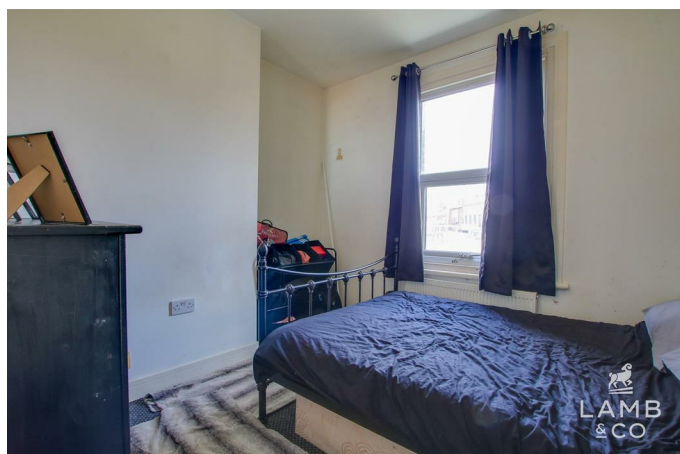
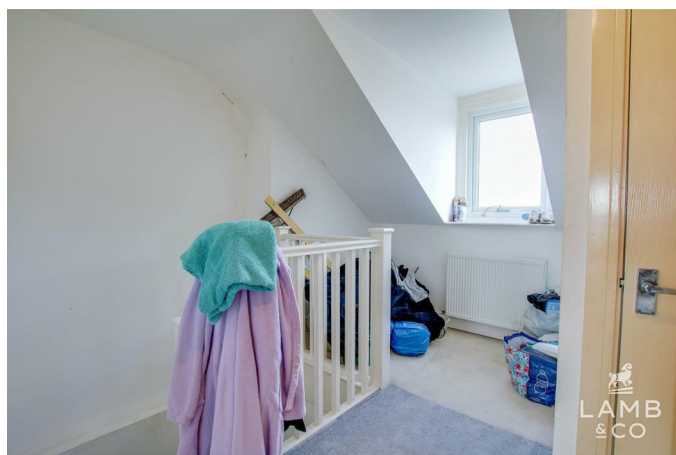## ENTRANCE HALLWAY

LOUNGE/DINER

15'11 x 12'9 (4.85m x 3.89m)

BEDROOM TWO

8'11 x 8'11 (2.72m x 2.72m)

FIRST FLOOR

SHOWER ROOM

6'9 x 5'7 (2.06m x 1.70m)

BEDROOM ONE

15'10 x 12'8 (4.83m x 3.86m)

OUTSIDE

OUTSIDE REAR

Agents Note Sales

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Information Clacton

Council Tax Band: B
Heating: Gas
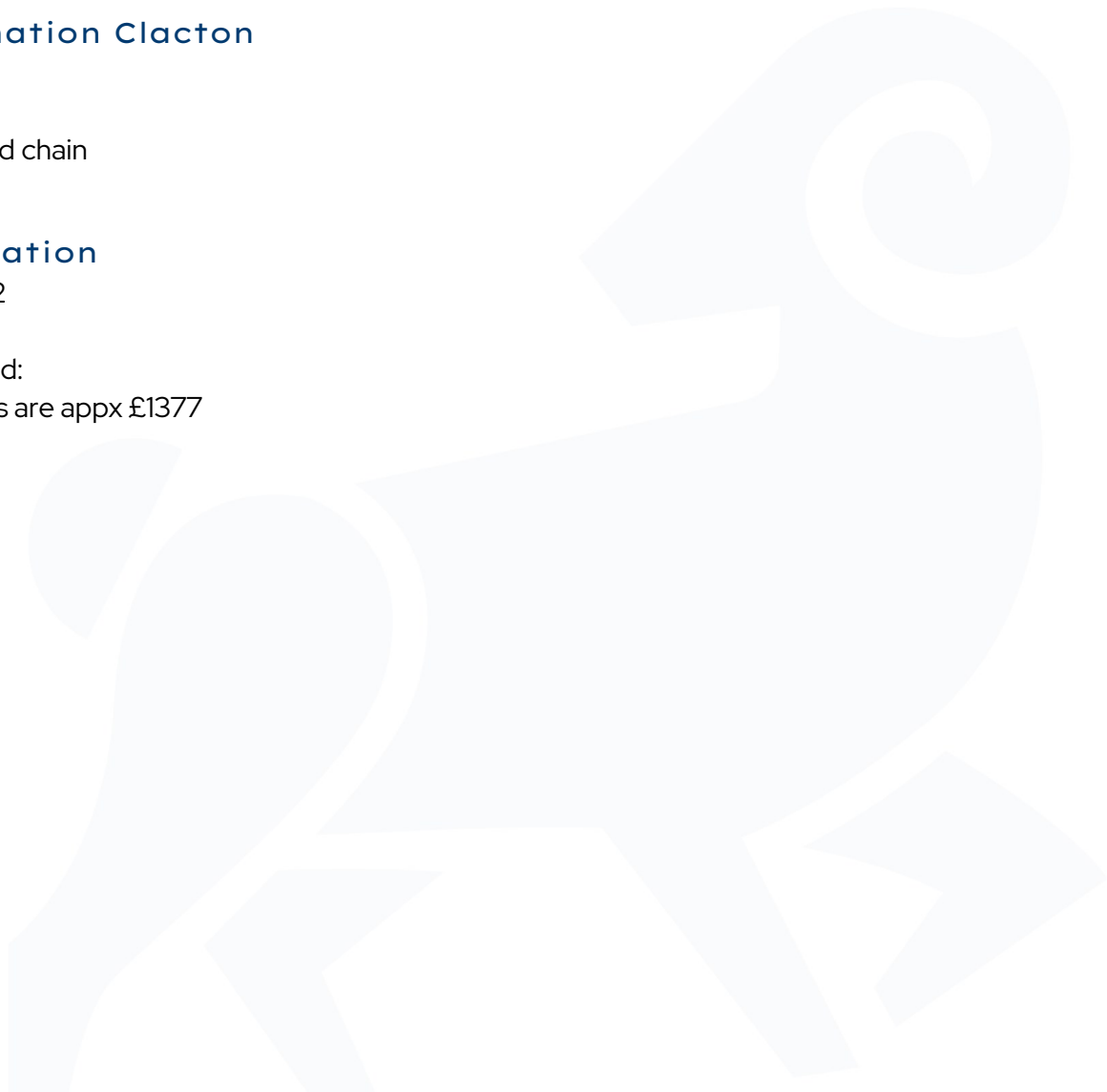Seller's Position: No onward chain
Garden Facing: N/A

Leasehold Information

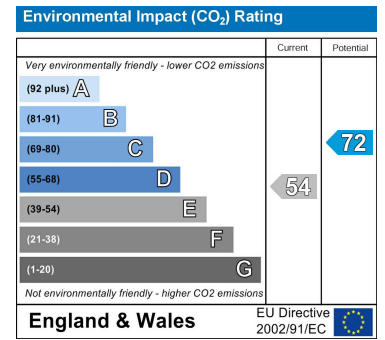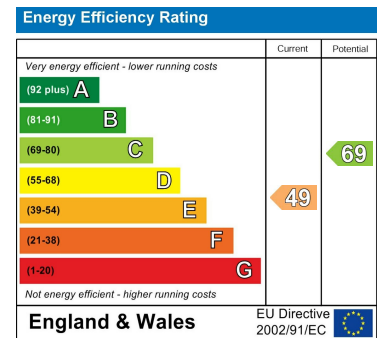Lease Term Remaining: 122
Ground Rent:
Ground Rent Review Period:
Service Charge: All charges are appx £1377

Map

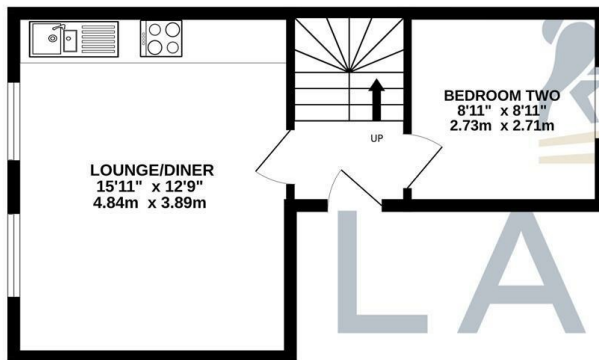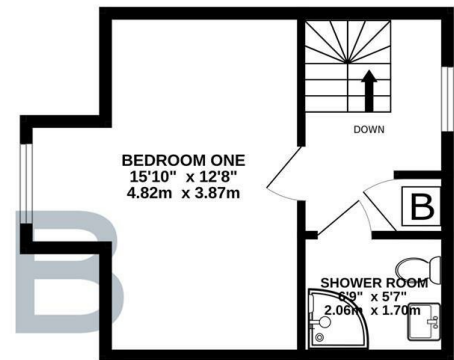## EPC Graphs

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC

Floorplan

GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.

1ST FLOOR
272 sq.ft. (25.2 sq.m.) approx.

LOUNGE/DINER
15'11" x 12'9"
4.84m x 3.89m

BEDROOM TWO
8'11" x 8'11"
2.73m x 2.71m

UP

BEDROOM ONE
15'10" x 12'8"
4.82m x 3.87m

DOWN

B

SHOWER ROOM
6'9" x 5'7"
2.06m x 1.70m

TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

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