



LAMB & CO

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Inspired by property, driven by passion.



## MEREDITH ROAD, CLACTON-ON-SEA, CO15 3AG PRICE £245,000

A well-presented four-bedroom terraced house in the heart of Clacton-on-Sea. This property features a spacious lounge/diner and the added benefit of a fourth bedroom on the third floor. The house is in good condition throughout, making it an attractive and comfortable living space.

- Four Bedrooms
- Well Presented
- Lounge/Diner
- Permit Parking
- Close To Amenities
- EPC - E



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## ENTRANCE HALL



## BEDROOM TWO

11'9" 10'2" (3.58m 3.10m)



## LOUNGE/DINER

22'5" 12'2" (6.83m 3.71m)



## BATHROOM

7'8" 5'00" (2.34m 1.52m)

## BEDROOM THREE

11'00" 10'2" (3.35m 3.10m)



## KITCHEN

15'6" 10'00" (4.72m 3.05m)



## BEDROOM ONE

16'00" 11'00" (4.88m 3.35m)



## BEDROOM FOUR

16'00" 12'5" (4.88m 3.78m)



## 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.

### 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.

### Additional Information Clacton

Council Tax Band: C

Heating: Gas

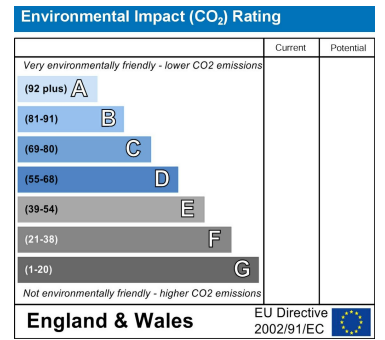
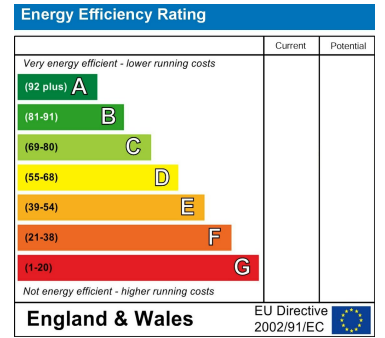
Seller's Position: Needs To Find

Garden Facing: South

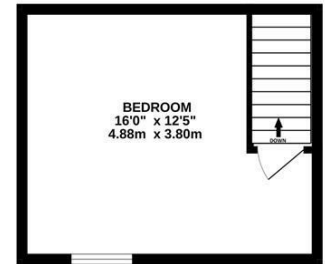
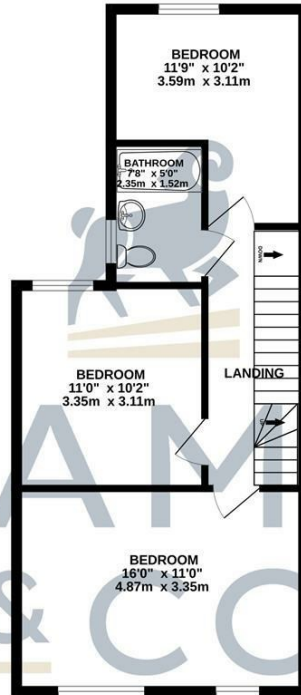
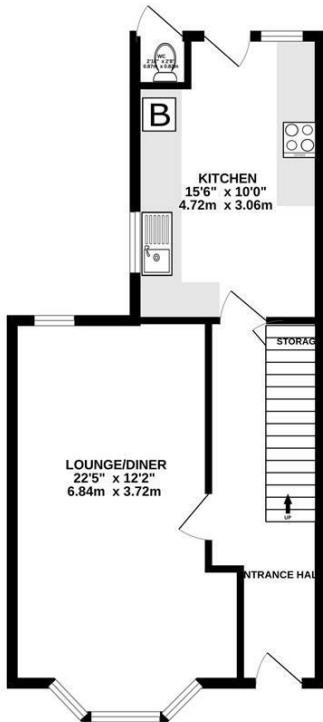
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 1208 sq.ft. (112.3 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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