



LAMB & CO

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



PRIORY ROAD, CLACTON-ON-SEA, CO15 3BH

PRICE £250,000

Positioned within proximity to the town centre and train station, this spacious family home offers scope to improve. With a flexible layout, this property benefits from 2/3 reception rooms or 4/5 bedrooms, en suite to bedroom three, and a first floor WC. Sold with no onward chain.

- Four/Five Bedrooms
- En Suite
- First Floor WC
- Close To Local Amenities
- Scope For Improvement
- EPC E

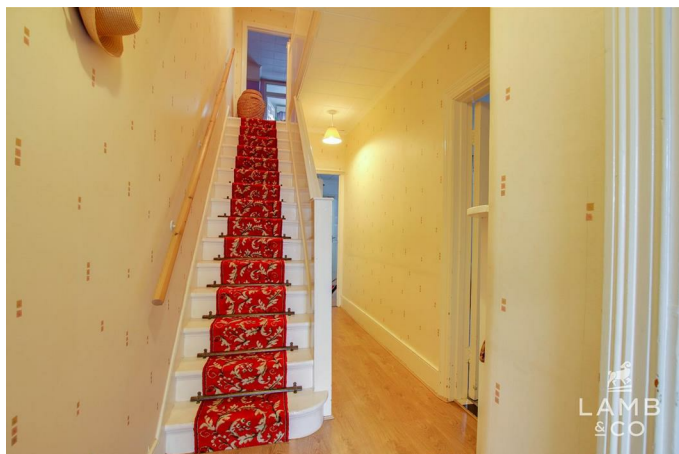
Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH

ENTRANCE HALLWAY



LOUNGE

14'8" x 12'11" (4.47m x 3.94m)



SITTING ROOM/BEDROOM

11'10" x 10'2" (3.61m x 3.10m)



DINING ROOM

10'7" x 9'11" (3.23m x 3.02m)



KITCHEN

11'8" x 10'7" (3.56m x 3.23m)



SHOWER ROOM

5'3" x 4'10" (1.60m x 1.47m)



ENSUITE

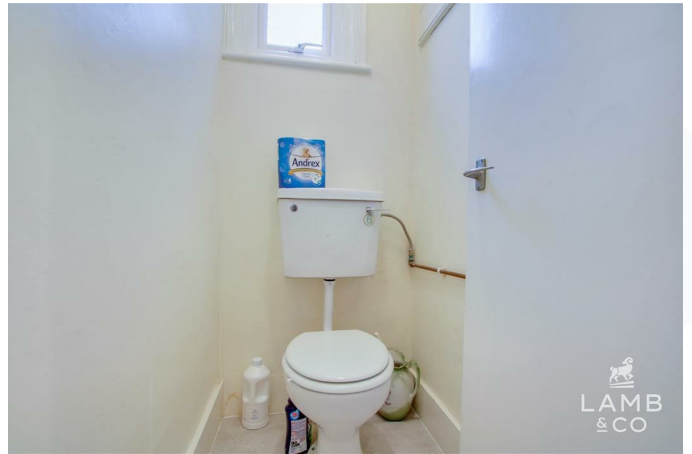
9'3" x 4'11" (2.82m x 1.50m)



LANDING



W/C



BEDROOM THREE

10'7" x 8'7" (3.23m x 2.62m)



BEDROOM TWO

11'10" x 10'4" (3.61m x 3.15m)



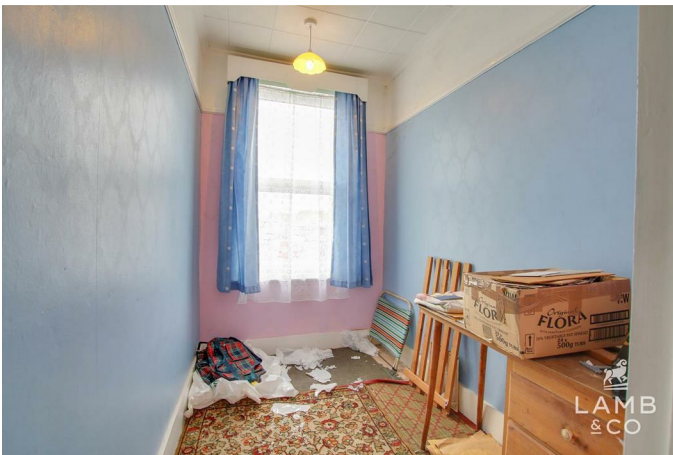
BEDROOM ONE

14'8" x 10'4" (4.47m x 3.15m)



STUDY/BEDROOM FOUR

7'11" x 5'4" (2.41m x 1.63m)



OUTBUILDING



OUTSIDE REAR



OUTSIDE FRONT



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 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.

Additional Information Clacton

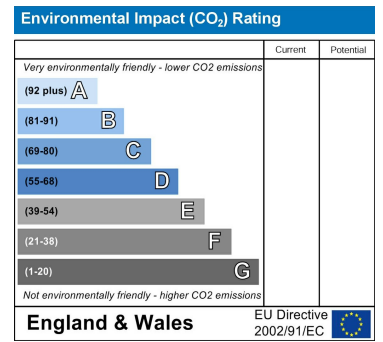
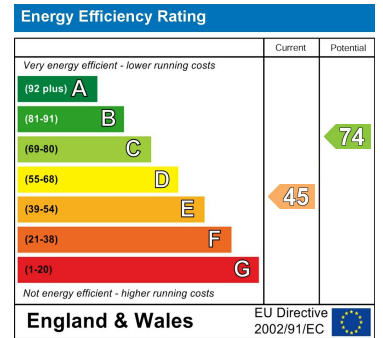
Council Tax Band: C
Heating: Gas
Seller's Position: No Onward Chain
Garden Facing: West



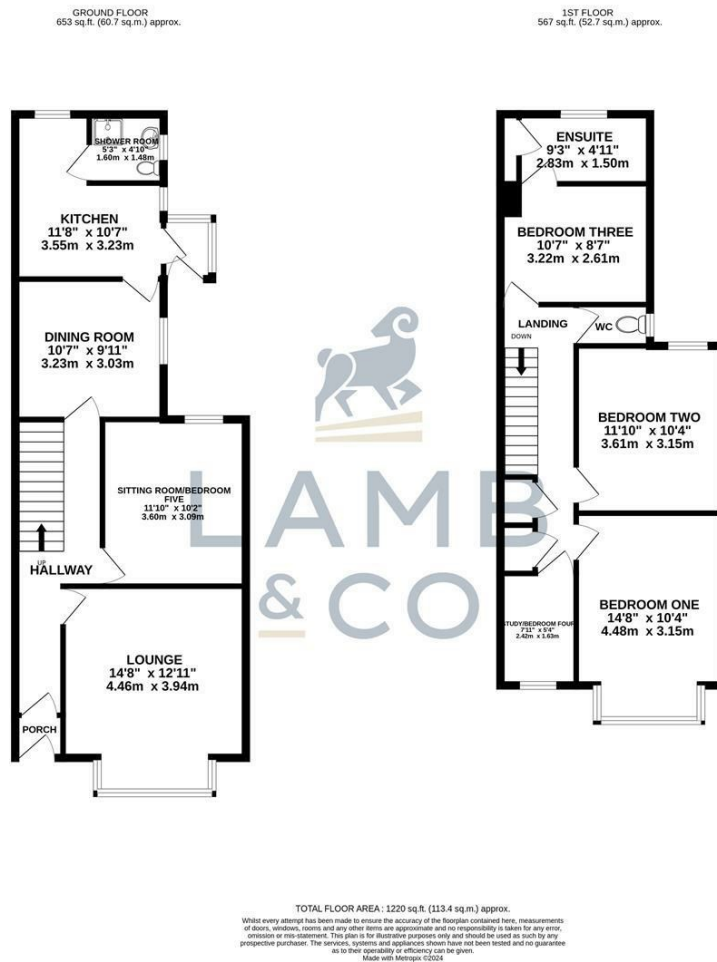
Map



EPC Graphs



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