



LAMB & CO

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



CLACTON ROAD, CLACTON-ON-SEA, CO16 9DZ GUIDE PRICE £240,000

****Guide Price £240,000-£250,000**** With field views from the front, off-road parking and a well-presented south facing garden. This beautifully styled home is situated in the sought after area of Weeley Heath with two spacious reception rooms and two double bedrooms.

- Two Bedrooms
- South Facing Garden
- Off Road Parking
- Beautifully Presented
- Field Views
- Character Property
- EPC - G



Sales | Lettings | Commercial | Land & New Homes
sales@lambandcoproperty.co.uk | www.lambandcoproperty.co.uk

PORCH

LOUNGE

12'1" 11'4" (3.68m 3.45m)



DINING ROOM

12'5" 11'8" (3.78m 3.56m)



SHOWER ROOM

7'1" 3'7" (2.16m 1.09m)



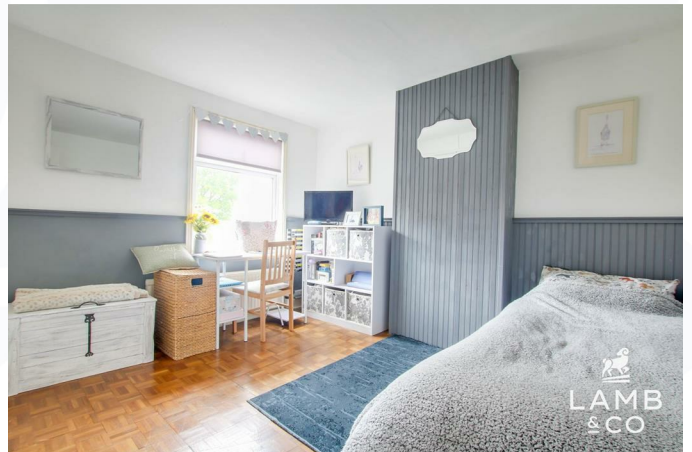
KITCHEN

11'7" 7'11" (3.53m 2.41m)



BEDROOM TWO

11'2" 9'00" (3.40m 2.74m)



BEDROOM ONE

11'11" 11'2" (3.63m 3.40m)



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.

OUTSIDE



Additional Information Clacton

Council Tax Band: B

Heating: Oil

Seller's Position: Needs To Find

Garden Facing: South

Non Standard Property Features: Timber Framed

OUTSIDE REAR



Map

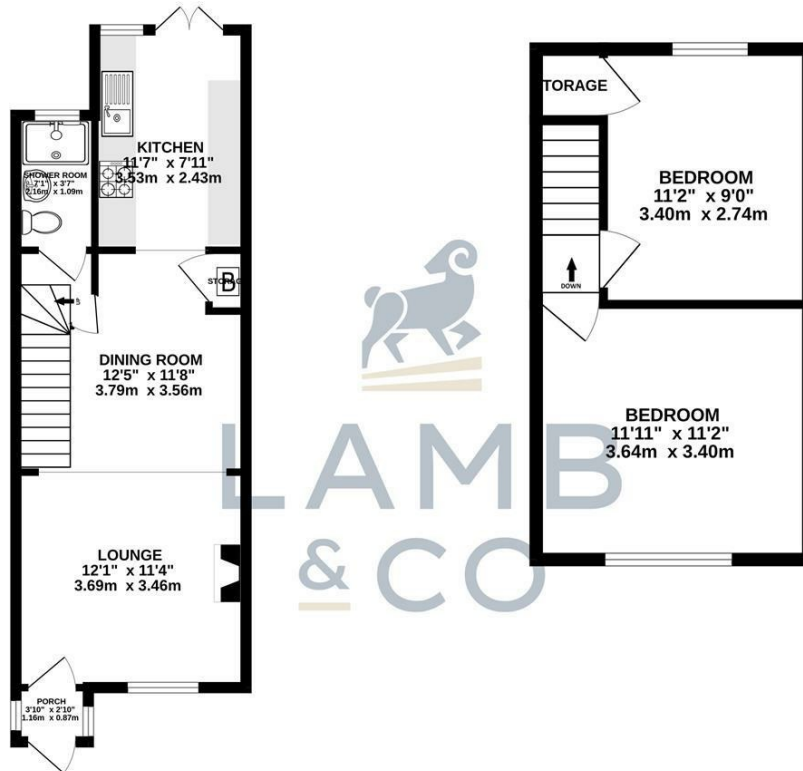


EPC Graphs

| 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 ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Floorplan



TOTAL FLOOR AREA: 678 sq ft. (63.0 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.
Made with Metropool ©2023

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.