



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



NEW WAY, POINT CLEAR BAY, CO16 8LU

GUIDE PRICE £250,000

GUIDE PRICE £250,000-£275,000 Located just a stones throw from the beautiful beaches of Point Clear Bay, this family home offers two reception rooms, generous storage room, a ground floor shower room and a bathroom on first floor. Additionally the property boasts off-road parking and a balcony from the lounge.

- Three Bedrooms
- Two Reception Rooms
- Ground floor Shower Room
- Off-Road Parking
- Balcony
- EPC F



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

HALLWAY

STORAGE ROOM

18'0 x 9'7 (5.49m x 2.92m)



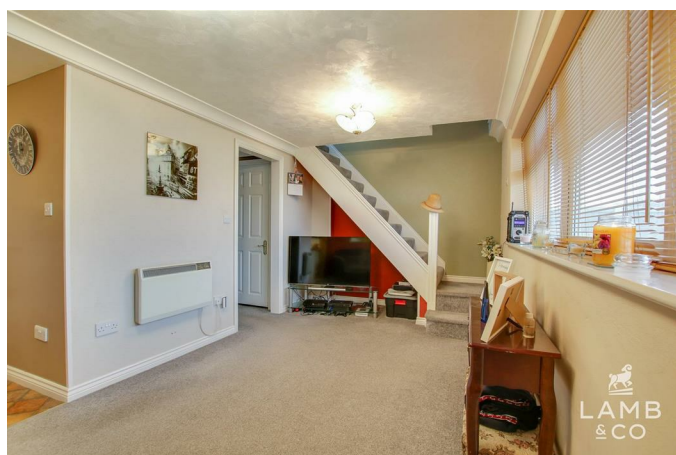
SHOWER ROOM

9'1 x 4'0 (2.77m x 1.22m)



LOUNGE/DINER

18'0 x 8'0 (5.49m x 2.44m)



KITCHEN

9'1 x 7'0 (2.77m x 2.13m)



FIRST FLOOR

LOUNGE

18'0 x 10'11 (5.49m x 3.33m)



BEDROOM TWO

10'0 x 7'7 (3.05m x 2.31m)



BEDROOM THREE

8'10 x 5'8 (2.69m x 1.73m)

BATHROOM

6'0 x 5'8 (1.83m x 1.73m)



BEDROOM ONE

10'4 x 10'0 (3.15m x 3.05m)



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

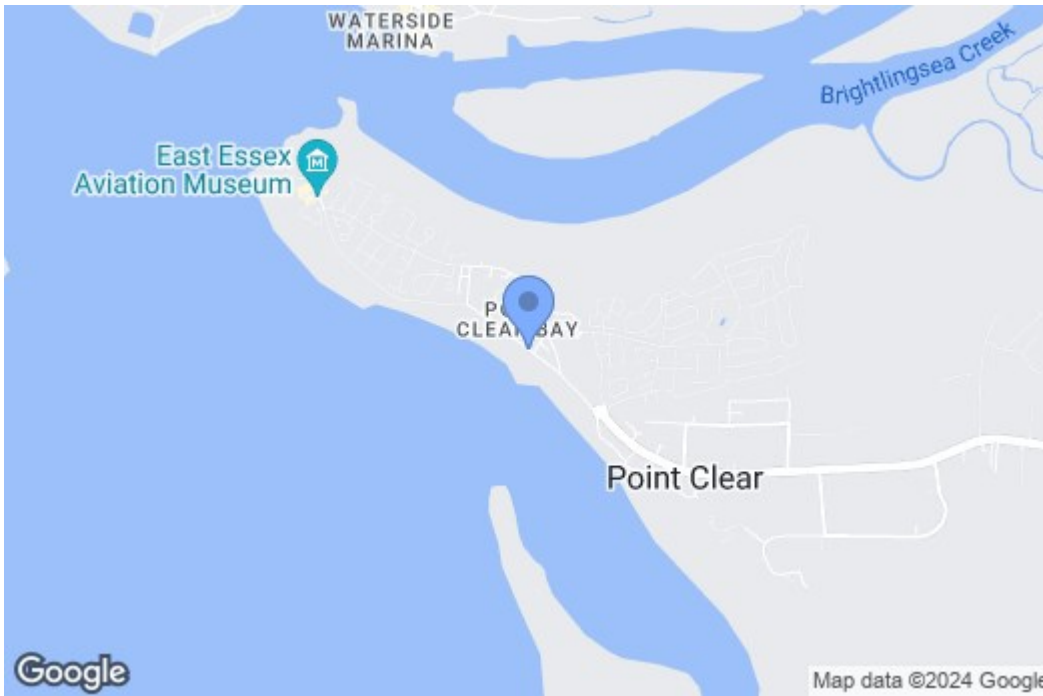
Heating: Electric

Seller's Position: Needs to find

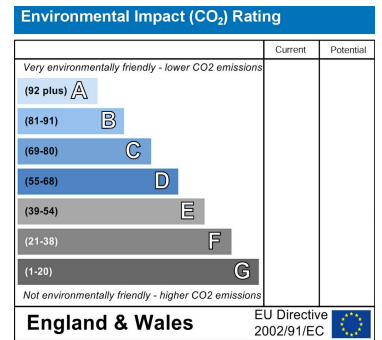
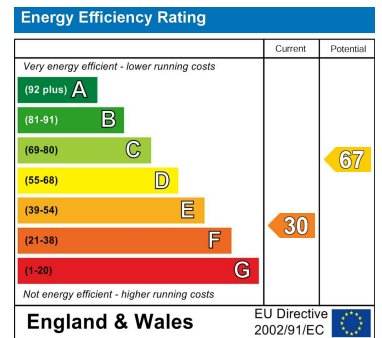
Garden Facing: North



Map



EPC Graphs



Floorplan

GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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.
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