



LAMB & CO

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Inspired by property, driven by passion.



COLCHESTER ROAD, CLACTON-ON-SEA, CO16 8HA
PRICE £250,000

Steeped in medieval history, this former prison for witches dates back to the 16th century and boasts character features. With its quaint charm, the property presents an enticing opportunity for a cosy and eccentric holiday let, offering promising returns on investment.

- Two Bedrooms
- No Onward Chain
- Character Property
- Two Reception Rooms
- Scope To Improve
- EPC F

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Heating: Room heaters, dual fuel
Seller's Position: No onward chain

Entrance door to:

RECEPTION ROOM

LIVING ROOM

12'4" x 10'1" (3.76m x 3.07m)

DINING ROOM

10'5" x 9'6" (3.18m x 2.90m)

KITCHEN

9'8" x 9'4" (2.95m x 2.84m)

BATHROOM

7'1" x 5'2" (2.16m x 1.57m)

BEDROOM ONE

12'2" x 11'4" (3.71m x 3.45m)

BEDROOM TWO

12'2" x 10'1" (3.71m x 3.07m)

COURTYARD

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.

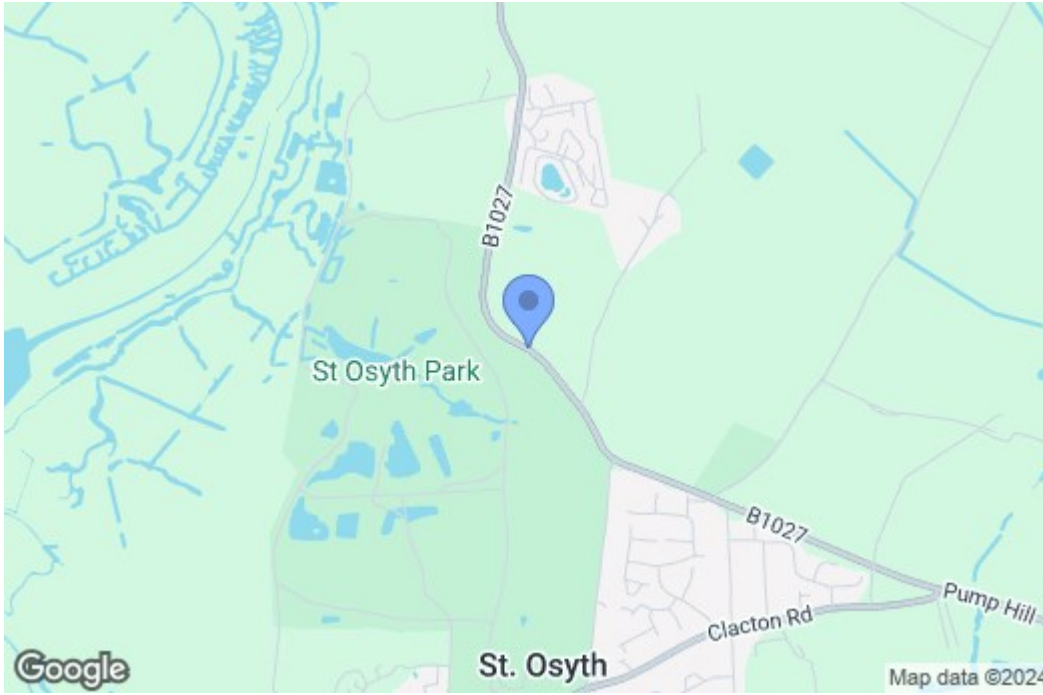
Agents Note Sales

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.

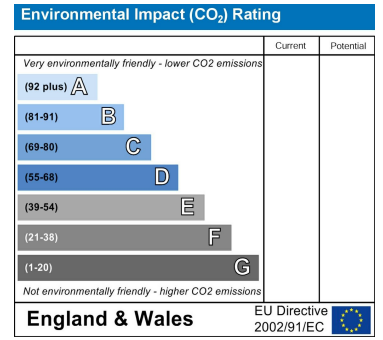
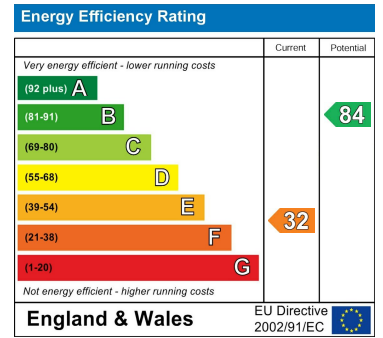
Additional Information Clacton

Council Tax Band: C

Map



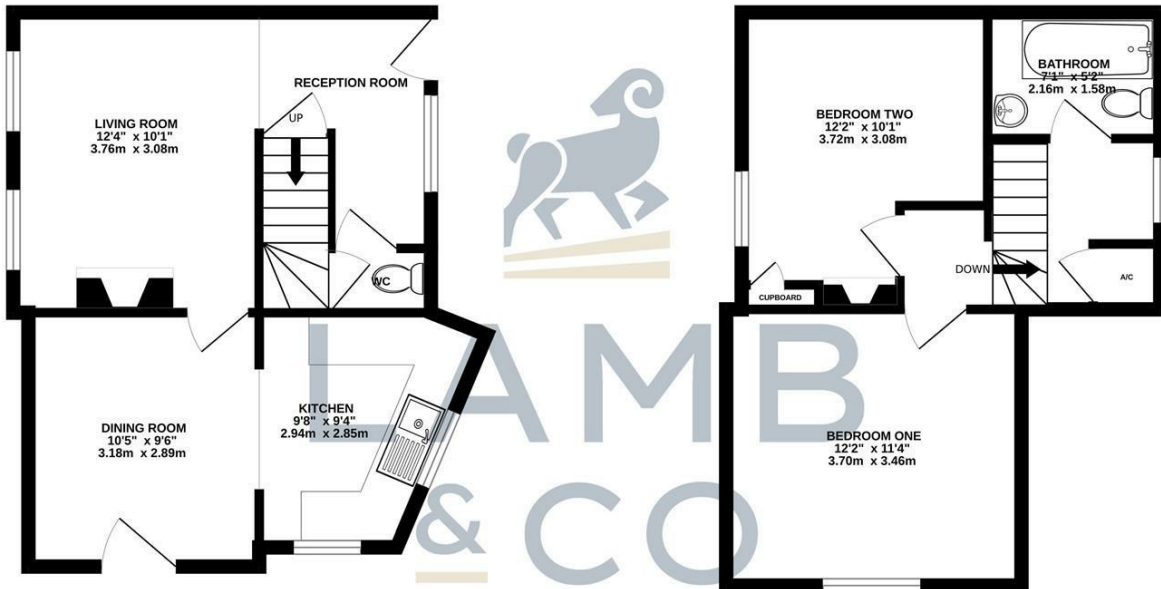
EPC Graphs



Floorplan

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 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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