



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



**LULWORTH CLOSE, CLACTON-ON-SEA, CO15 1XP**

**PRICE £292,500**

Sold with no onward chain and located just a 200m stroll from the sandy Martello Bay beach, perfect for those summer evening walks. The property benefits from ample living space, with a lounge, separate dining room and a conservatory. Additionally, the property boasts off-road parking and a garage.

- Three Bedrooms
- No Onward Chain
- Ground Floor W/C
- Conservatory
- Garage
- EPC D



## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**PORCH**

**W/C**



## LOUNGE

15'11" x 15'2" (4.85m x 4.62m )



## DINING AREA

8'7" x 8'6" (2.62m x 2.59m )

## CONSERVATORY

13'5" x 8'7" (4.09m x 2.62m)



## KITCHEN

14'11" x 6'6" (4.55m x 1.98m )



## LANDING



## SHOWER ROOM

6'5" x 5'10" (1.96m x 1.78m )



## BEDROOM THREE

7'5" x 6'5" (2.26m x 1.96m )

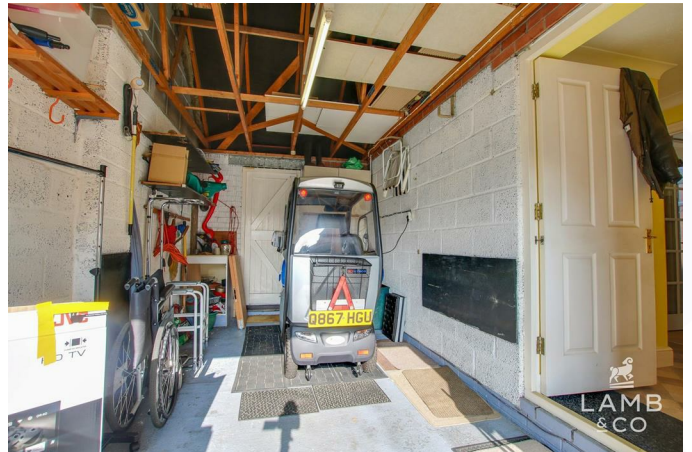


## BEDROOM ONE

12'5" x 8'6" (3.78m x 2.59m )



## GARAGE



## BEDROOM TWO

11'0" x 8'6" (3.35m x 2.59m )



## OUTSIDE



## OUTSIDE REAR



### 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

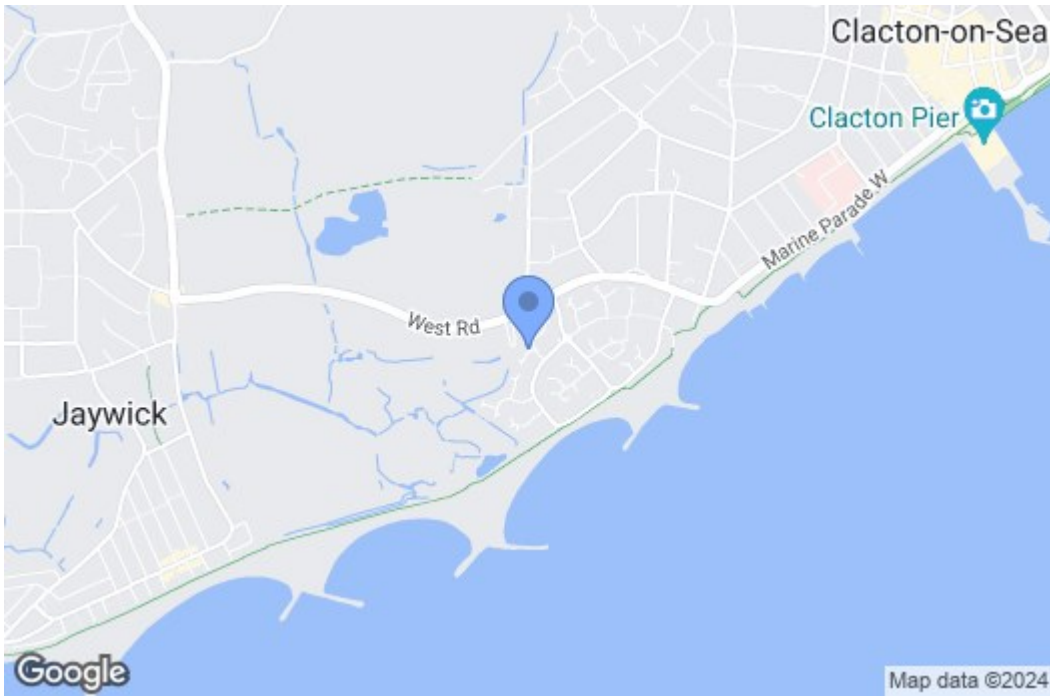
Council Tax Band: C

Heating: Gas

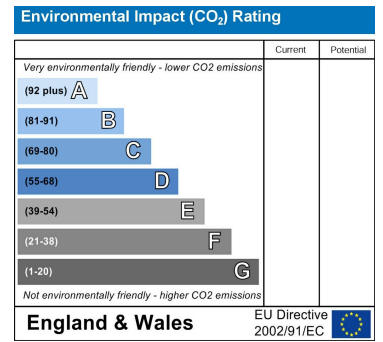
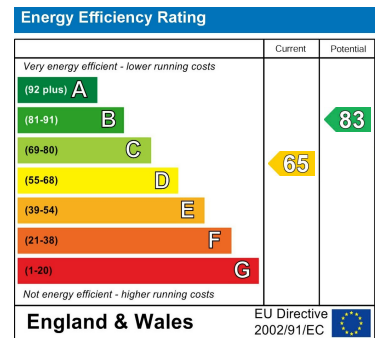
Seller's Position: No onward chain

Garden Facing: North

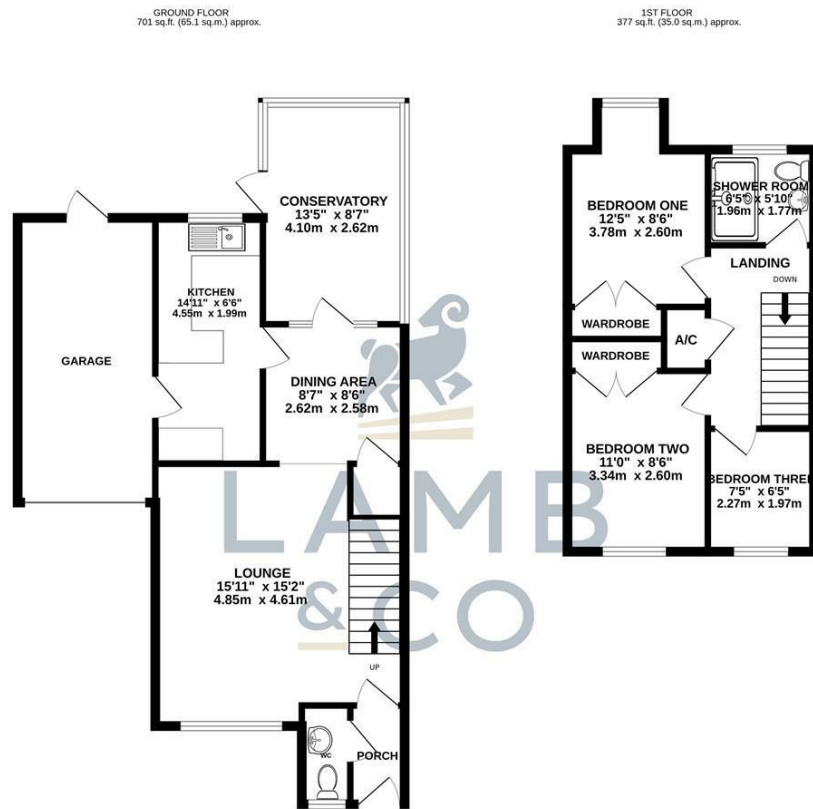
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA - 1077 sq.ft. (100.1 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 to suit 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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