



LAMB & CO

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



## ASTLEY ROAD, CLACTON-ON-SEA, CO15 3EJ

GUIDE PRICE £210,000

Guide Price £210,000 - £220,000. An ideal first time buy, this three bedroom home offers two reception rooms and proximity to the town centre. The property requires some modernisation and is sold with no onward chain.

- Three Bedrooms
- No Onward Chain
- In Need Of Modernisation
- Ideal First Time Buy
- Close To Amenities
- EPC - D



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

## ENTRANCE HALL

## LOUNGE



## BEDROOM THREE



## DINING ROOM



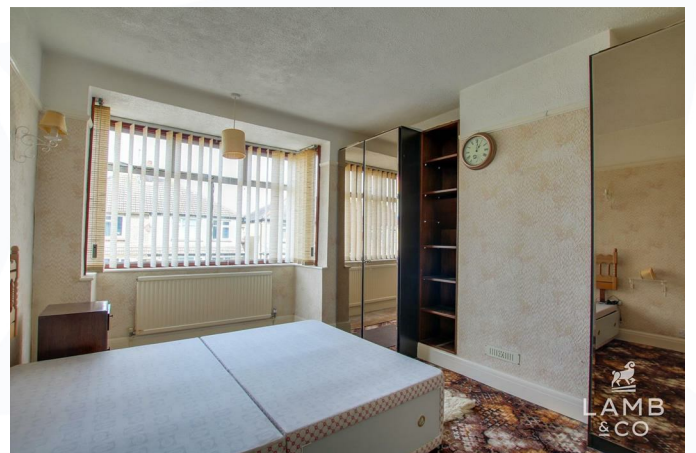
## BEDROOM TWO



## KITCHEN



## BEDROOM ONE



## BATHROOM

## 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.

### Additional Information Clacton

Council Tax Band: C

Heating: Gas

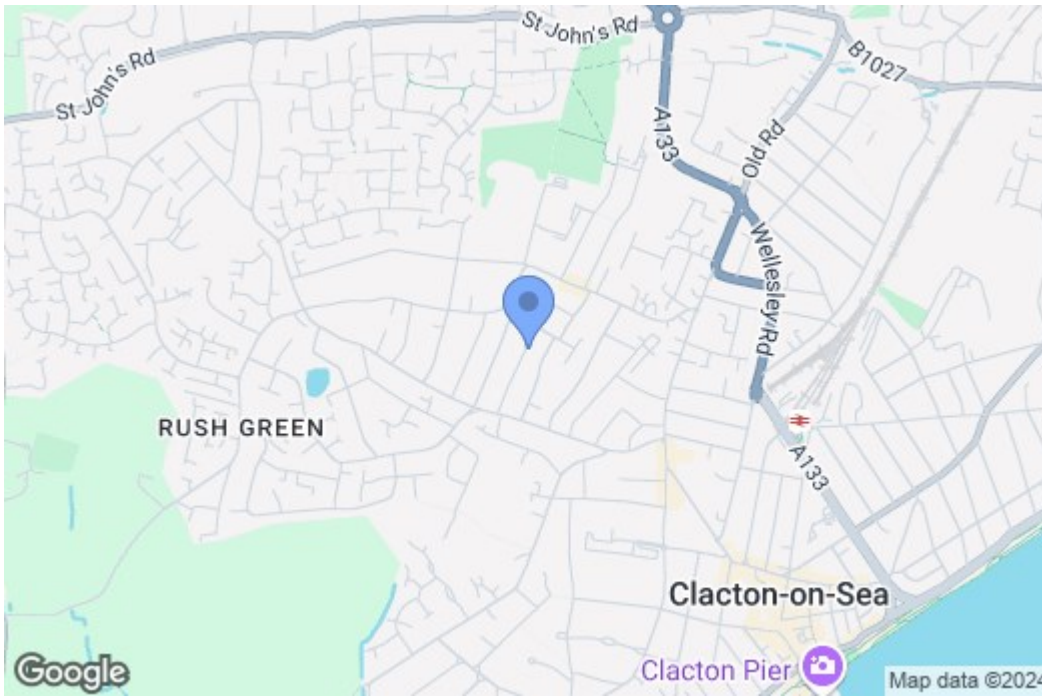
Seller's Position: No Onward Chain

Garden Facing: East

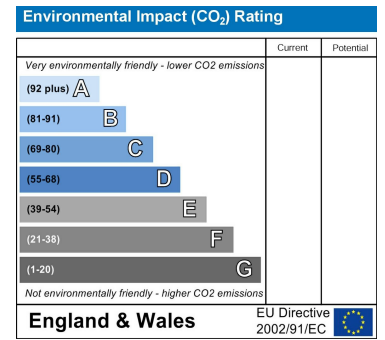
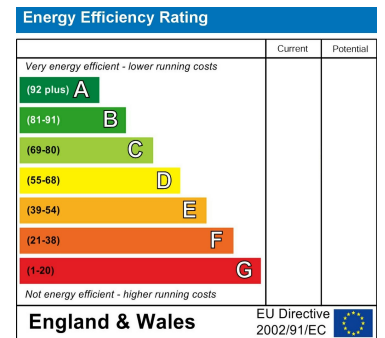
### AML

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.

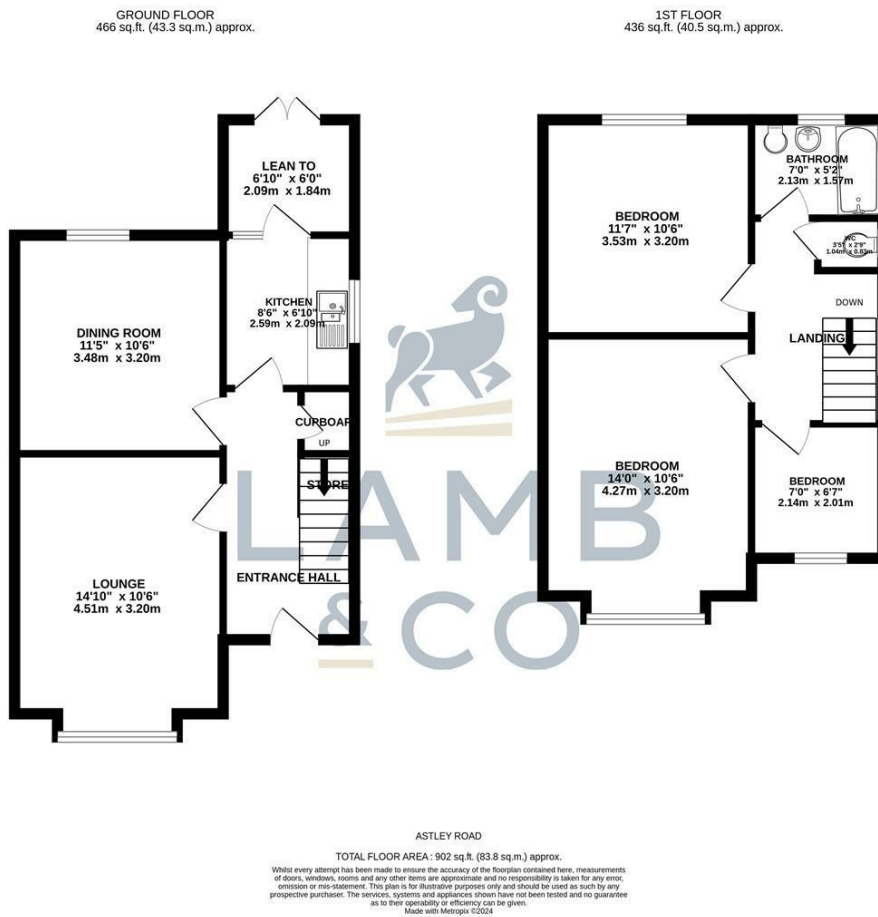
## Map



## 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.