



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



TOWER ROAD, CLACTON-ON-SEA, CO15 1LF

GUIDE PRICE £150,000

Guide Price £150,000 - £160,000. Positioned on the first floor, this two bedroom maisonette offers a balcony with distant sea views. Boasting two reception rooms, a garage and a generous lounge. This property is ideal for first time buyers or a buy to let opportunity. Sold with no onward chain.

- Two Bedrooms
- Two Reception Rooms
- Garage
- Balcony
- No Onward Chain
- EPC F



Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



BEDROOM ONE

13'0 x 10'11 (3.96m x 3.33m)



BEDROOM TWO

9'4 x 9'0 (2.84m x 2.74m)



BATHROOM

6'10 x 5'7 (2.08m x 1.70m)



KITCHEN

9'0 x 9'0 (2.74m x 2.74m)



LOUNGE

19'1 x 11'2 (5.82m x 3.40m)



DINING ROOM

9'0 x 8'7 (2.74m x 2.62m)



BALCONY



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.

Leasehold Information

Lease Term Remaining: 90 Appx

Ground Rent: N/A

Ground Rent Review Period: N/A

Service Charge: N/A

Additional Information Clacton

Council Tax Band: C

Heating: Electric

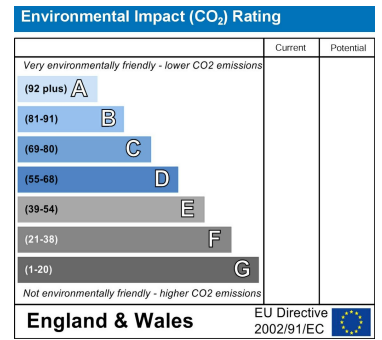
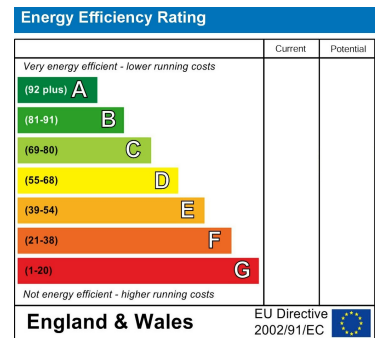
Seller's Position: No onward chain

Garden Facing: N/A

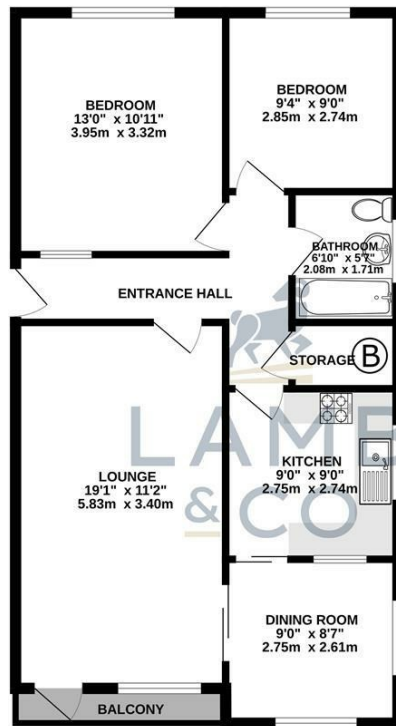
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 722 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 is given as to their operability or efficiency can be given.
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