



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



SLADBURYS LANE, CLACTON-ON-SEA, CO15 4BG

PRICE £250,000

Nestled amidst serene fields in Holland-on-Sea, this delightful 2-bedroom semi-detached house offers a perfect blend of countryside tranquillity and modern comfort. Convenient off-road parking ensures hassle-free commuting.

- Two Bedrooms
- Dining Room
- Holland-On-Sea
- Conservatory
- Field Views
- EPC - D



LOUNGE

14'6" 12'00" (4.42m 3.66m)



DINING ROOM

11'00" 8'00" (3.35m 2.44m)



KITCHEN

10'5" 10'5" (3.18m 3.18m)



CONSERVATORY

18'1" 5'4" (5.51m 1.63m)



LEAN-TO

8'00" 5'00" (2.44m 1.52m)

CARPORT/UTILITY ROOM

26'2" 7'3" (7.98m 2.21m)

BATHROOM

7'10" 6'00" (2.39m 1.83m)



OUTSIDE



BEDROOM TWO

9'9" 9'00" (2.97m 2.74m)



OUTSIDE REAR



BEDROOM ONE

15'00" 9'2" (4.57m 2.79m)



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

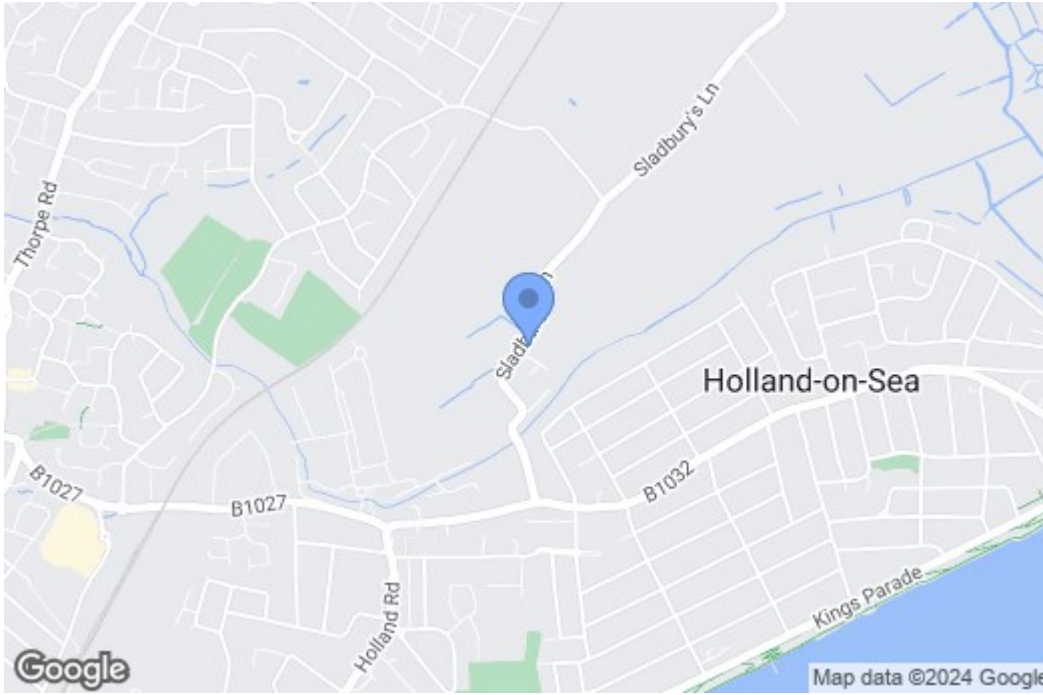
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Additional Information Clacton

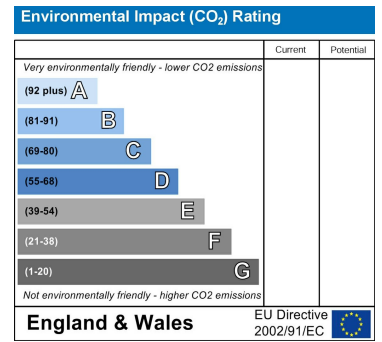
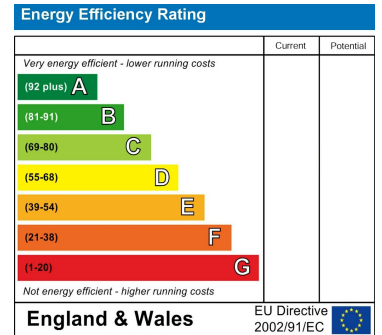
Council Tax Band: C
Heating: Gas
Seller's Position: Needs To Find
Garden Facing: South



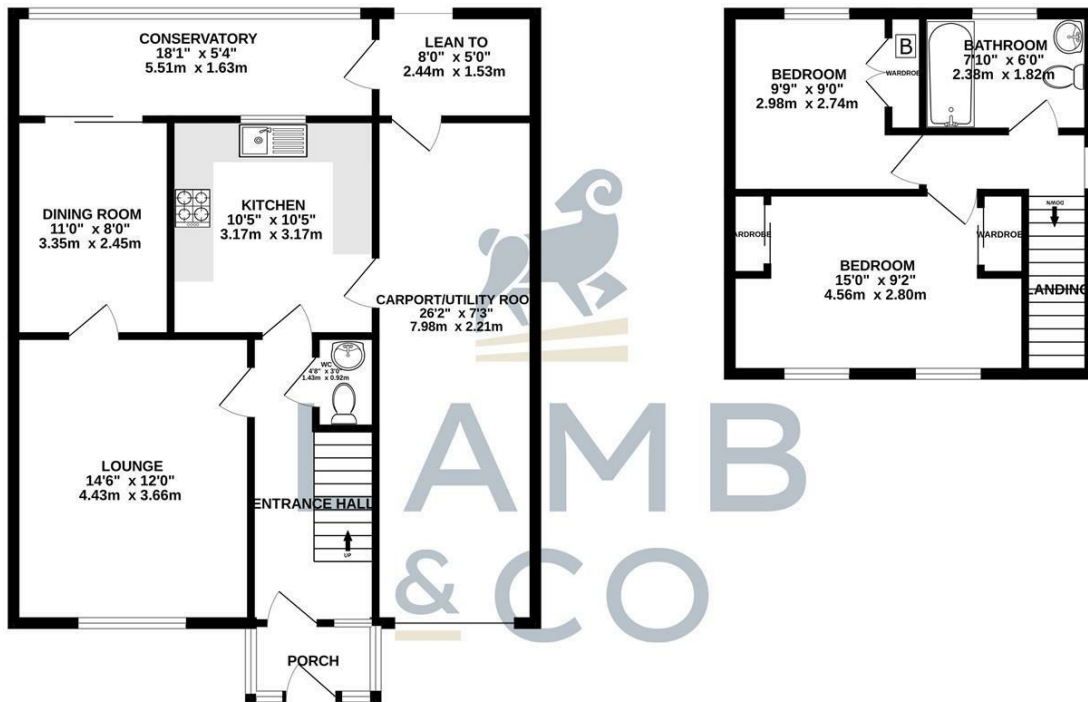
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1173 sq.ft. (109.0 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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