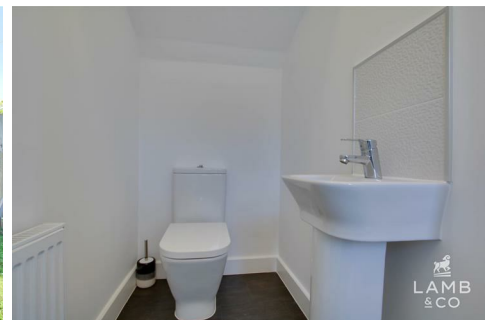




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DRESDEN SQUARE, CLACTON-ON-SEA, CO16 8GH

OIEO £245,000

This two bedroom, semi detached house offers an abundance of room throughout and would be perfect for a First Time Buyer, or a buyer to let investor looking to add to their portfolio. Internally the property boasts an open plan living accommodation and a downstairs W/C. Upstairs offers two good size bedrooms with ensuite to master and a family bathroom. Externally, the property has a carport offering off road parking for two cars and front and rear gardens. The property also benefits from being offered with no onward chain and located close to amenities and bus routes.

- Two Bedrooms
- Chain Free
- Ensuite To Master Bedroom
- Carport
- Well Presented
- EPC C



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOBBY

W/C



LOUNGE

14'11" x 10'4" (4.55m x 3.15m)



KITCHEN/DINER

13'8" x 8'4" (4.17m x 2.54m)

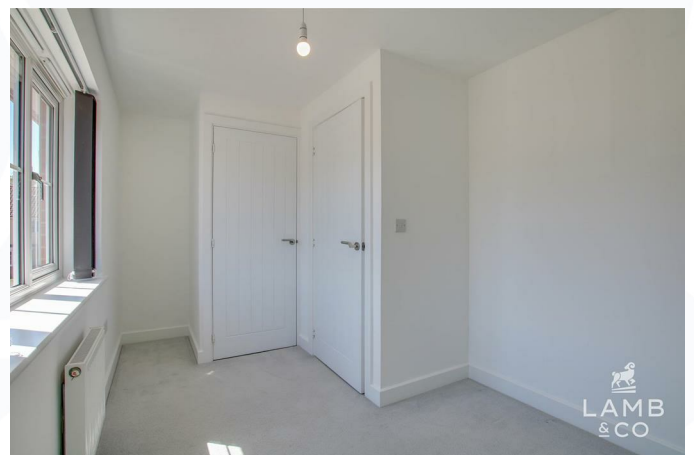


LANDING



BEDROOM TWO

13'7" x 7'10" (4.14m x 2.39m)



BATHROOM

6'9" x 6'0" (2.06m x 1.83m)

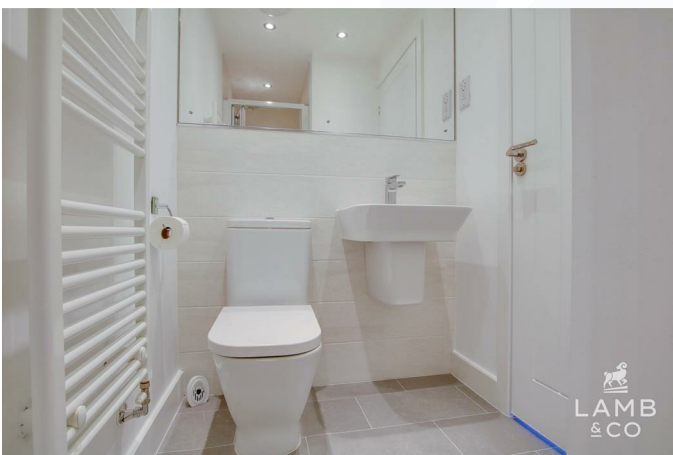


BEDROOM ONE

10'11" x 10'1" (3.33m x 3.07m)



ENSUITE



OUTSIDE REAR



OUTSIDE FRONT



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: B

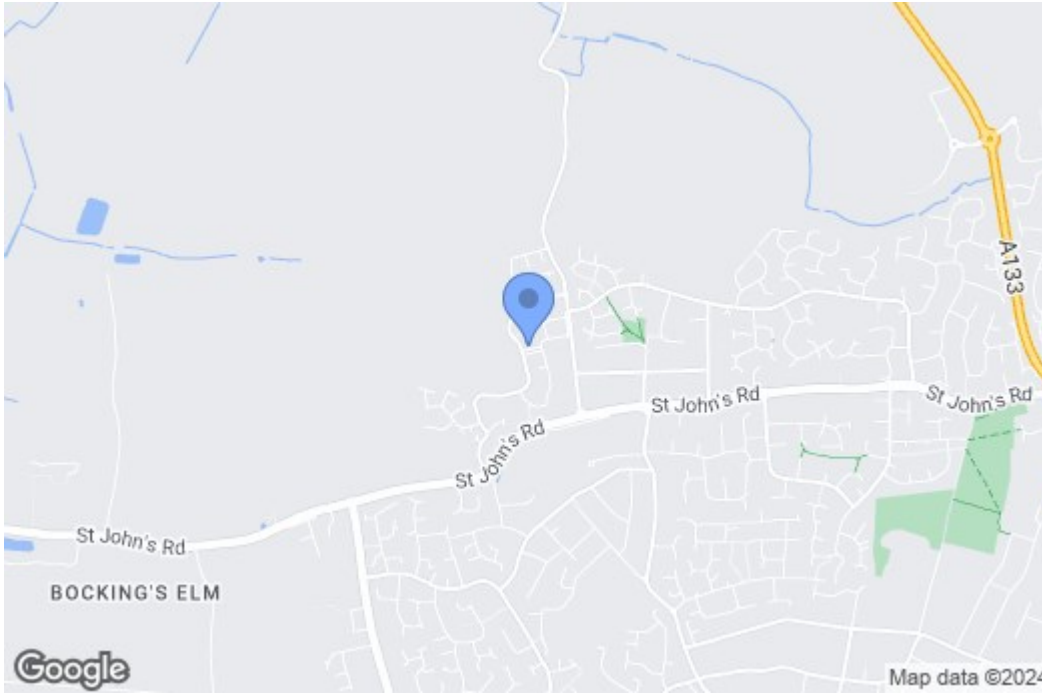
Heating: Gas

Seller's Position: No Onward Chain

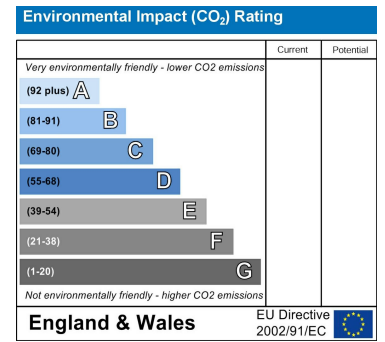
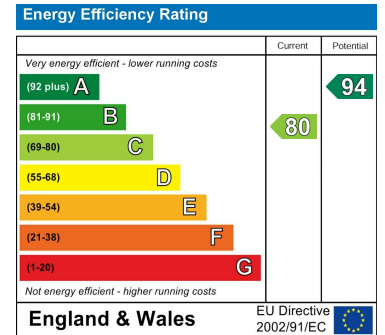
Garden Facing: North



Map

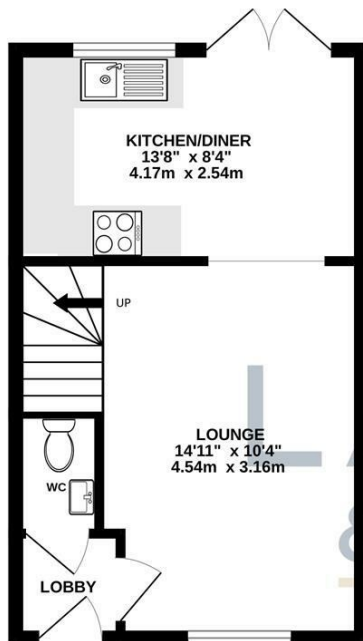


EPC Graphs

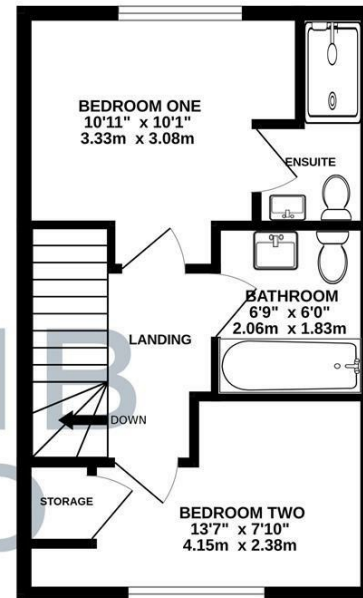


Floorplan

GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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