



LAMB & CO

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Inspired by property, driven by passion.



WATSON ROAD, CLACTON-ON-SEA, CO15 3BP

PRICE £255,000

This high-specification, extended three bedroom semi-detached house in Clacton-on-Sea offers a blend of modern living and comfort. This home is perfect for families looking for a move-in-ready property with high specifications and plenty of living space,

- Three Bedrooms
- Kitchen/Diner
- No Onward Chain
- High Specification Throughout
- Utility Room
- Extended
- EPC - D

ENTRANCE HALL



UTILITY ROOM

7'10" 6'9" (2.39m 2.06m)



KITCHEN/DINING ROOM

20'4" 15'9" (6.20m 4.80m)



BATHROOM

8'7" 5'6" (2.62m 1.68m)



LOUNGE

13'10" 10'00" (4.22m 3.05m)



BEDROOM TWO

11'00" 10'00" (3.35m 3.05m)



BEDROOM ONE

14'00" 10'00" (4.27m 3.05m)



BEDROOM THREE

9'7" 5'7" (2.92m 1.70m)

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.

Additional Information Clacton

Council Tax Band: B

Heating: Gas

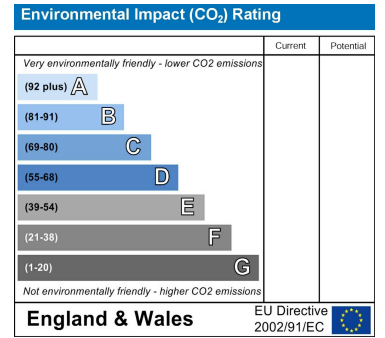
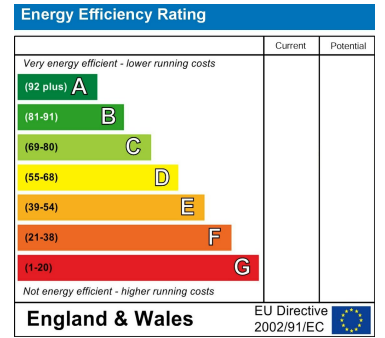
Seller's Position: No Onward Chain

Garden Facing: East

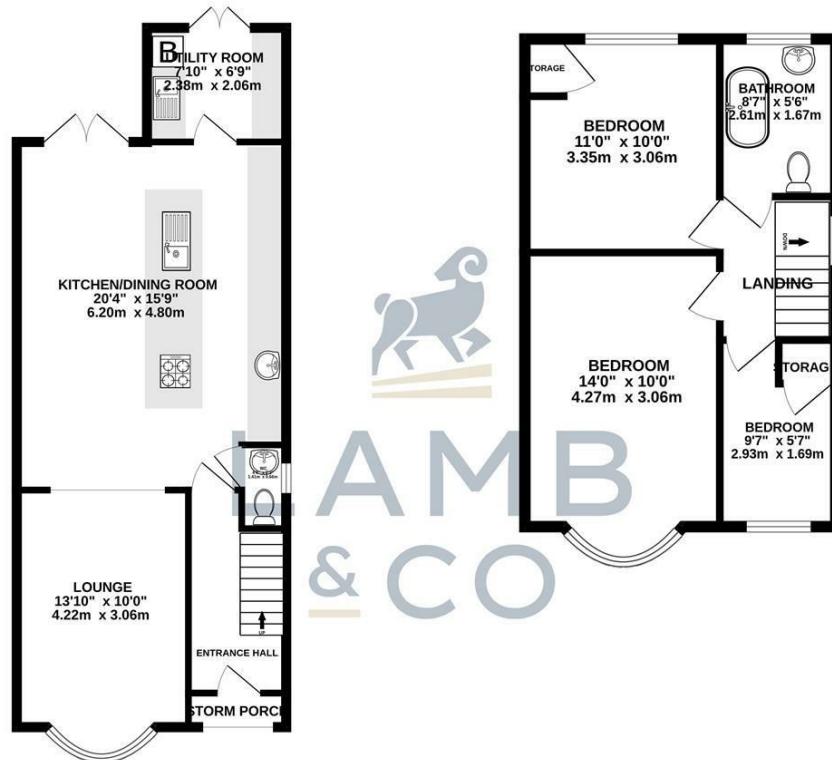
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA - 1009 sq.ft. (93.7 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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