



LAMB & CO

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OXFORD CRESCENT, CLACTON-ON-SEA, CO15 3PY GUIDE PRICE £220,000

Guide Price £220,000 - £230,000. This well-presented starter home boasts a lounge and a sitting/third bedroom expanding the living space and allowing for ample light. Additional benefits include a WC & privately owned solar panels.

- Two/Three Bedrooms
- Well Presented
- Privately Owned Solar Panels
- Low Maintenance Garden
- Downstairs W.C
- EPC - C



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ENTRANCE HALL

SITTING ROOM/BEDROOM THREE

13'00" 11'9" (3.96m 3.58m)



LOUNGE

15'00" 12'10" (4.57m 3.91m)



KITCHEN

14'4" 9'9" (4.37m 2.97m)



BATHROOM

9'4" 7'1" (2.84m 2.16m)



BEDROOM TWO

12'10" 7'8" (3.91m 2.34m)



BEDROOM ONE

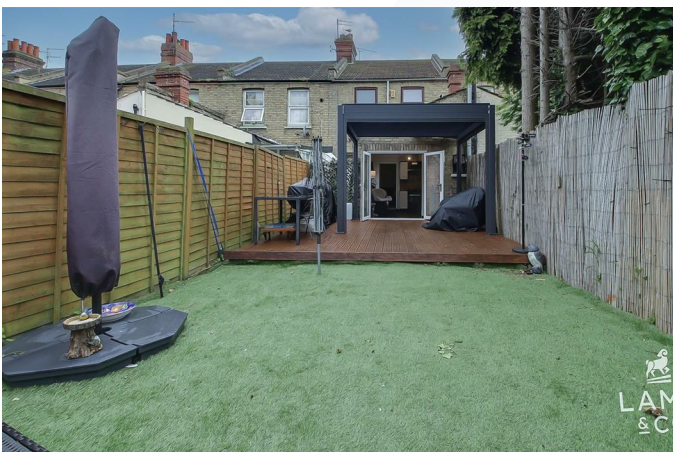
15'2" 10'1" (4.62m 3.07m)



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

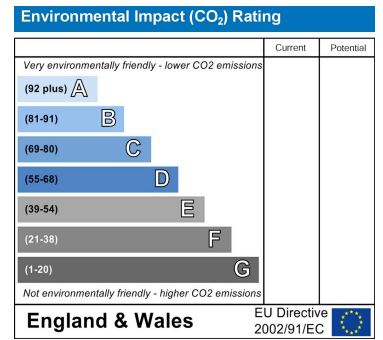
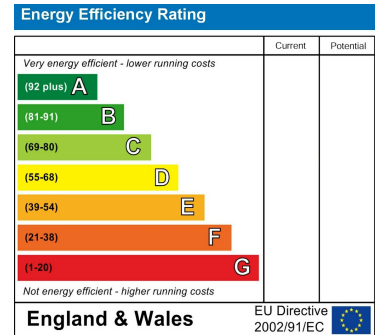
Seller's Position: Needs To Find

Garden Facing: North

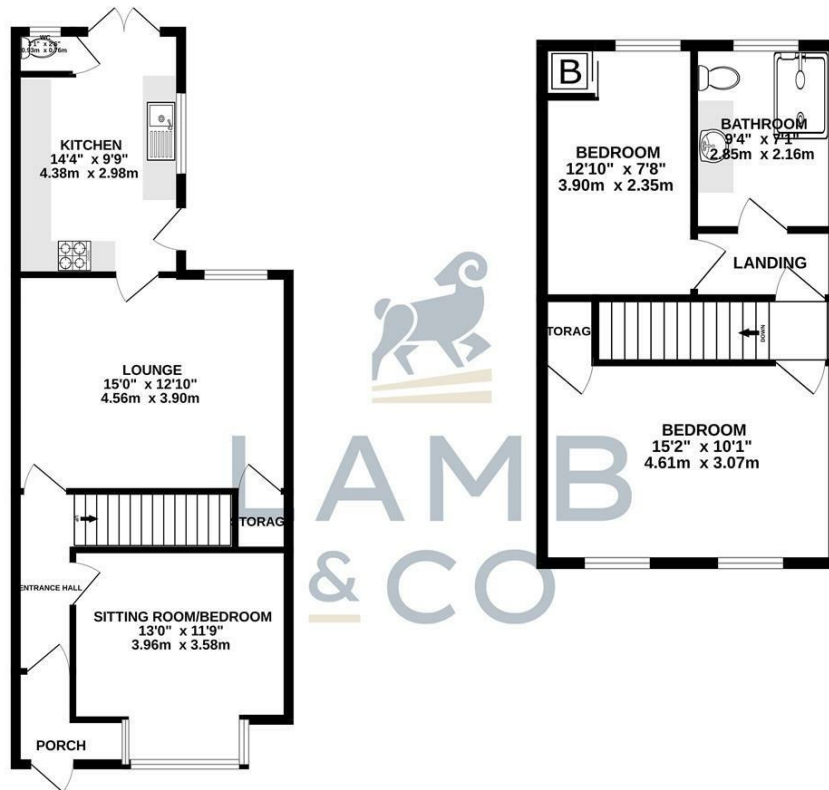
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 988 sq ft. (91.8 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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