



LAMB & CO

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Inspired by property, driven by passion.



BURRS ROAD, CLACTON-ON-SEA, CO15 4LE

GUIDE PRICE £220,000

Guide price- £220,000-£230,000 With planning previously approved to be extended and located within the outskirts of Great Clacton. This property boasts two double bedrooms, two reception rooms, off-road parking and a garage. Sold with no onward chain.

- Two Bedrooms
- Off Road Parking & Garage
- Dining Room
- Generous Sized Garden
- No Onward Chain
- EPC - TBC



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DINING ROOM

15'1" 11'5" (4.60m 3.48m)



KITCHEN

11'00" 10'3" (3.35m 3.12m)



LOUNGE

11'10" 11'5" (3.61m 3.48m)



BATHROOM

10'3" 6'8" (3.12m 2.03m)



BEDROOM ONE

11'10" 10'5" (3.61m 3.18m)



BEDROOM TWO

11'6" 10'5" (3.51m 3.18m)



Seller's Position: No Onward
Garden Facing: East

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

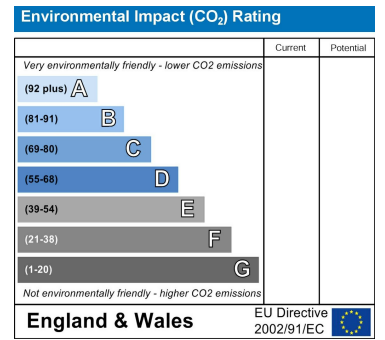
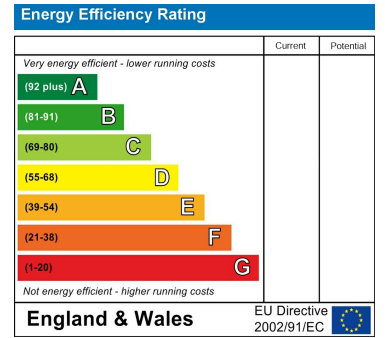
Council Tax Band: B

Heating: Gas

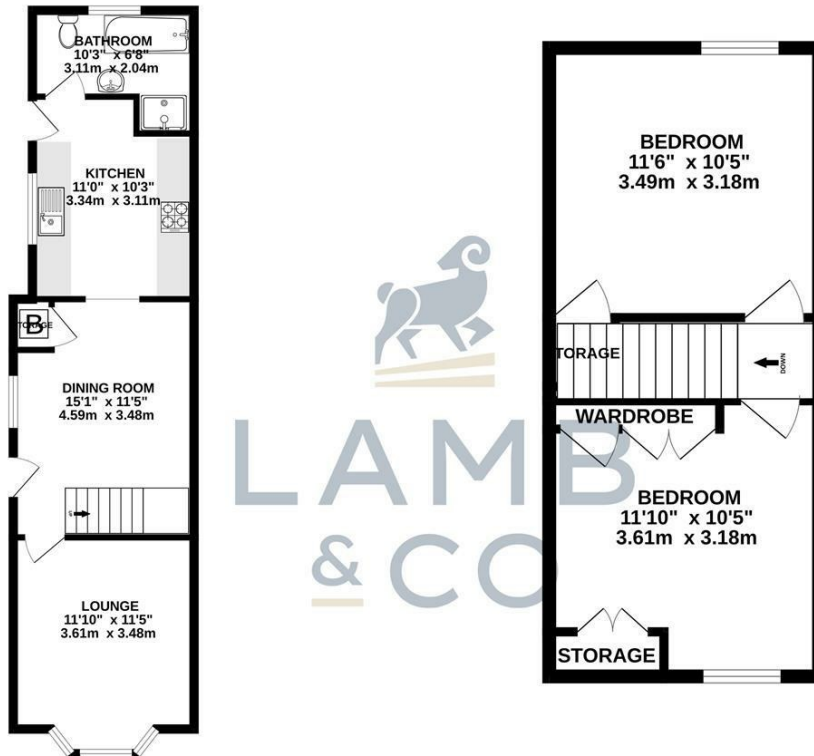
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 813 sq ft. (75.6 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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