



LAMB & CO

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HERBERT ROAD, CLACTON-ON-SEA, CO15 3BG

PRICE £145,000

This charming two-bedroom ground floor flat is ideally located in the heart of Clacton-on-Sea, offering easy access to local amenities, shops, and public transport. With its convenient location and comfortable living spaces, this flat is perfect for first-time buyers, retirees, or investors seeking a promising opportunity.

- Two Bedrooms
- Long Lease
- Communal Garden
- Close To Amenities
- No Onward Chain
- EPC - D

BEDROOM ONE

13'1" 11'8" (3.99m 3.56m)



KITCHEN/DINER

12'6" 9'6" (3.81m 2.90m)



LOUNGE

15'9" 11'10" (4.80m 3.61m)



BATHROOM

6'4" 5'5" (1.93m 1.65m)



BEDROOM TWO

12'00" 8'5" (3.66m 2.57m)



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

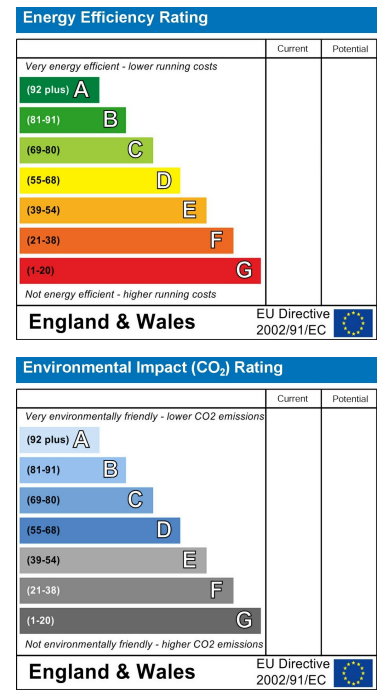
Heating: Gas

Seller's Position: No Onward Chain

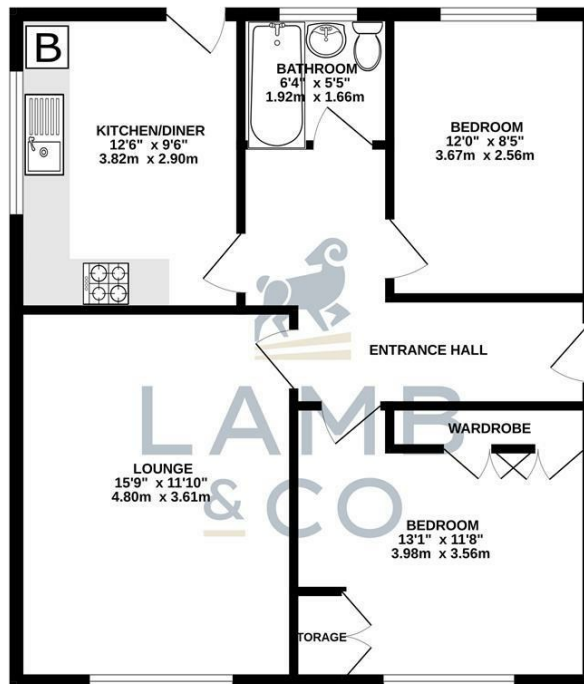
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 688 sq. ft. (63.9 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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