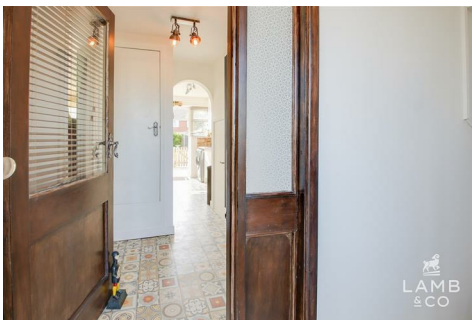




LAMB & CO

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Inspired by property, driven by passion.



CLOES LANE, CLACTON-ON-SEA, CO16 8AG

PRICE £240,000

This charming semi detached house offers two double bedrooms and a generous lounge/diner. Additionally the property boasts off-road parking and a converted garage with two separate offices. Close to the Bockings Elm amenities.

- Two Bedrooms
- Well-Presented
- Off Road Parking
- Two Offices
- Well Kept Garden
- EPC-TBA

OUTSIDE FRONT



KITCHEN

10'2" x 8'2" (3.10m x 2.49m)



PORCH

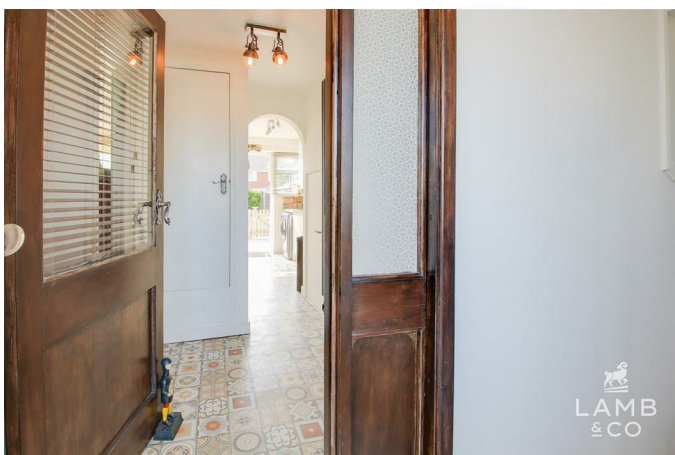


LOUNGE/DINER

22'x10'5" (6.71m x 3.18m)



HALLWAY



OFFICE ONE

12'11" x 9'10" (3.94m x 3.00m)



OFFICE TWO

7'10" x 5'7" (2.39m x 1.70m)



BEDROOM TWO

10'5" x 9'3" (3.18m x 2.82m)

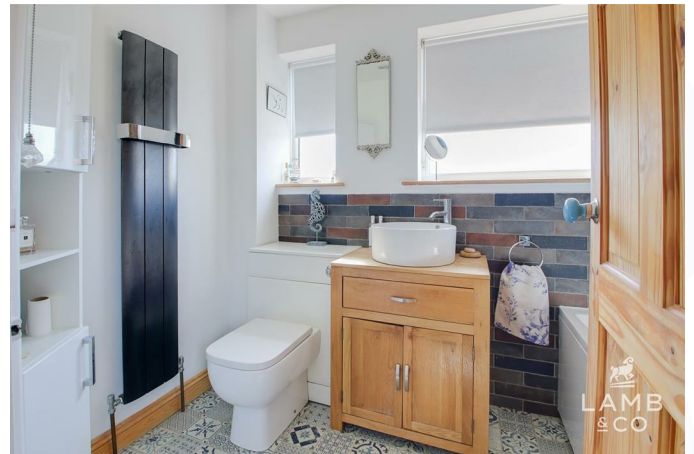


LANDING



BATHROOM

8'3" x 5'6" (2.51m x 1.68m)



BEDROOM ONE

12'10" x 9'10" (3.91m x 3.00m)



OUTSIDE REAR



Additional Info

Council Tax Band: B

Heating: Gas Central

Services: Mains Gas, Mains Electric, Mains Sewer

Broadband: Ultra Fast

Mobile Coverage: 3 and o2

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Low

Additional Charges: N/A

Seller's Position: Needs to Find

Garden Facing: West

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.

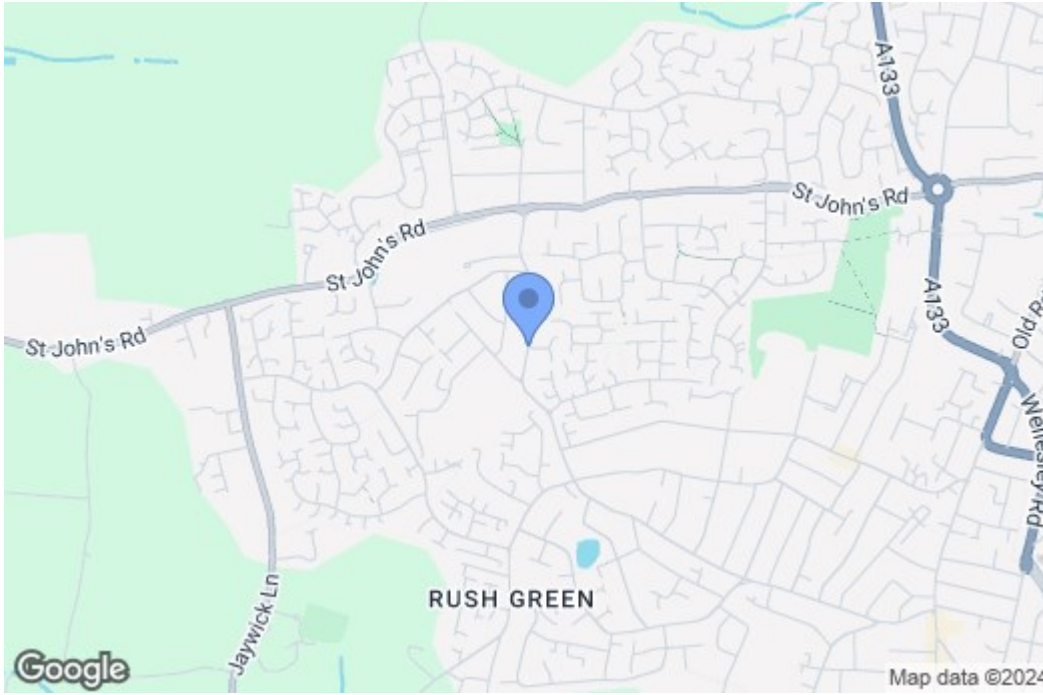
AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

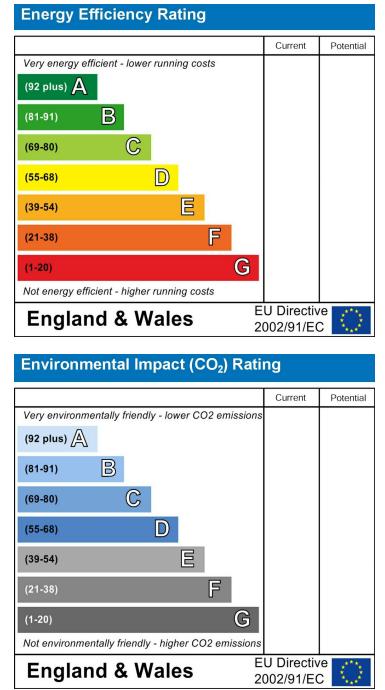
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



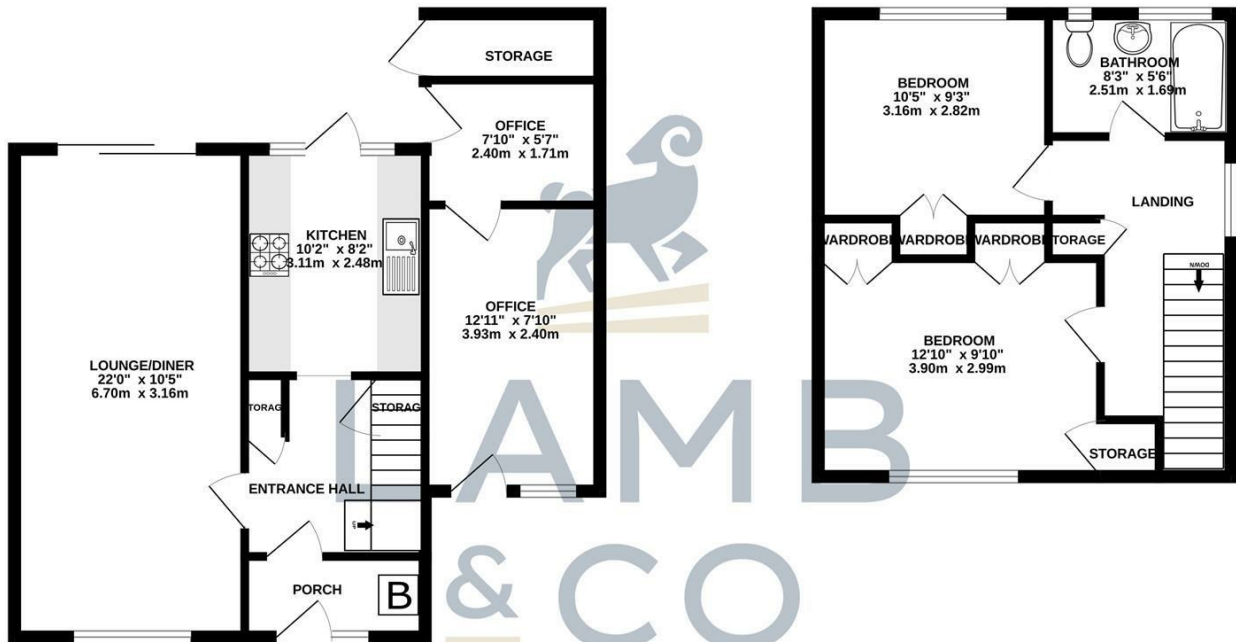
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 964 sq.ft. (89.5 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 not 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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