



LAMB & CO

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Inspired by property, driven by passion.



KINGSMAN DRIVE, CLACTON-ON-SEA, CO16 8UL

OIEO £240,000

This charming three-bedroom end-of-terrace house is situated in a popular residential area of Clacton-on-Sea. Offering ample living space, the property features a bright and spacious living room, a well-appointed kitchen. Upstairs, there are three generously sized bedrooms, perfect for families or those looking for extra space.

- Three Bedrooms
- Well Presented
- Off Road Parking
- Garage To Rear
- Lounge/Diner
- EPC - D

LOUNGE/DINER

23'00" 13'9" (7.01m 4.19m)

KITCHEN

12'7" 8'9" (3.84m 2.67m)

BATHROOM

7'00" 5'5" (2.13m 1.65m)

BEDROOM TWO

11'00" 10'10" (3.35m 3.30m)

BEDROOM ONE

12'00" 11'00" (3.66m 3.35m)

BEDROOM THREE

8'6" 6'7" (2.59m 2.01m)

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 Info

Council Tax Band: B

Heating: Gas

Services: Mains electricity, gas, water and drainage

Broadband: Superfast

Mobile Coverage: O2 Likely

Construction: Conventional

Restrictions: No

Rights & Easements: No

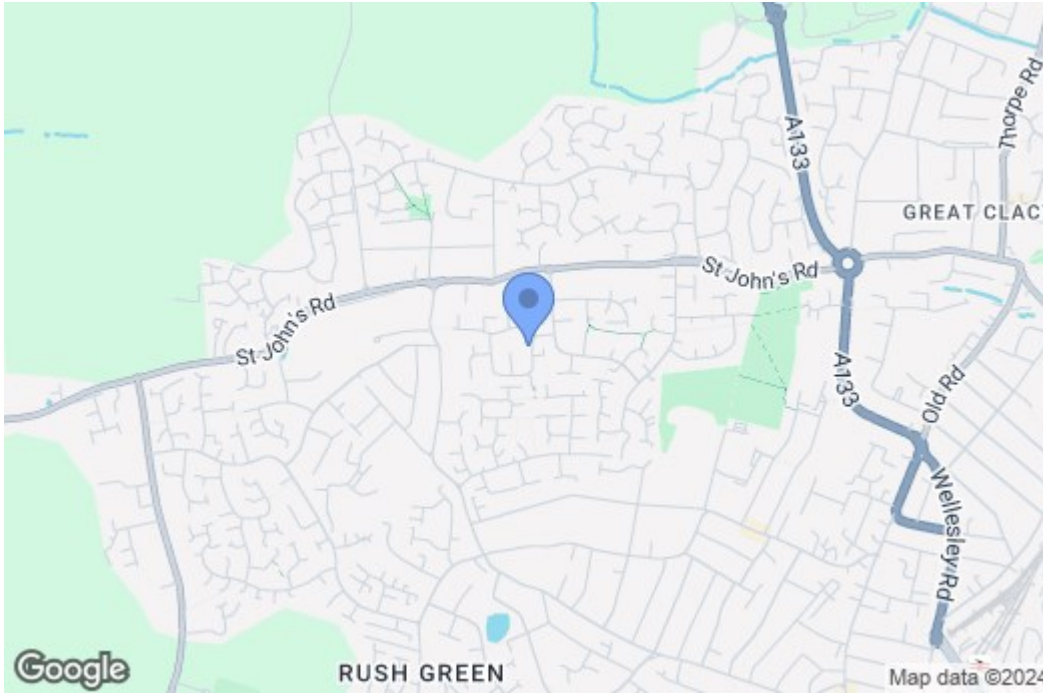
Flood Risk: Medium

Additional Charges: No

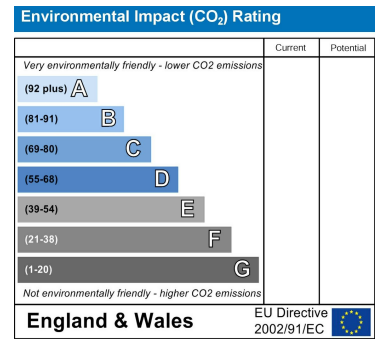
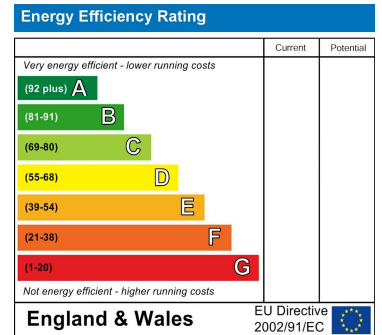
Seller's Position: Needs To Find

Garden Facing: West

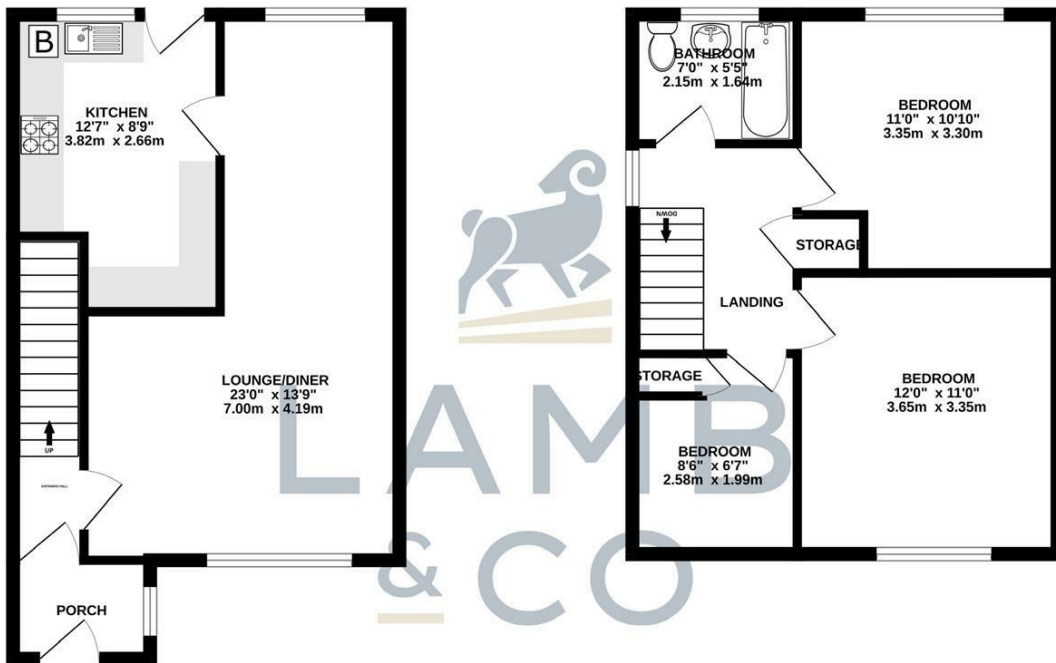
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 809 sq.ft. (75.2 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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