



LAMB & CO

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Inspired by property, driven by passion.



ASTLEY ROAD, CLACTON-ON-SEA, CO15 3EJ

GUIDE PRICE £280,000

Guide Price £280,000 - £290,000 An impressive family home with three bedrooms, two reception rooms and a generous garden, this beautifully presented home has everything a family could wish for. Additional benefits include a utility room, conservatory and off-road parking.

- Three Bedrooms
- Off-Road Parking
- Two Reception Rooms
- Utility Room
- Close To Schools
- EPC F



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

HALLWAY

LOUNGE

18'8 x 10'10 (5.69m x 3.30m)



KITCHEN

9'5 x 8'6 (2.87m x 2.59m)



UTILITY ROOM

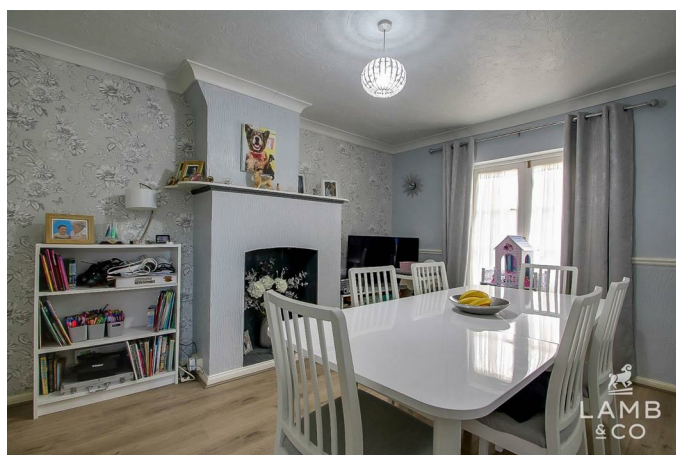
6'6 x 5'11 (1.98m x 1.80m)

CONSERVATORY

8'7 x 6'3 (2.62m x 1.91m)

DINING ROOM

13'4 x 10'1 (4.06m x 3.07m)



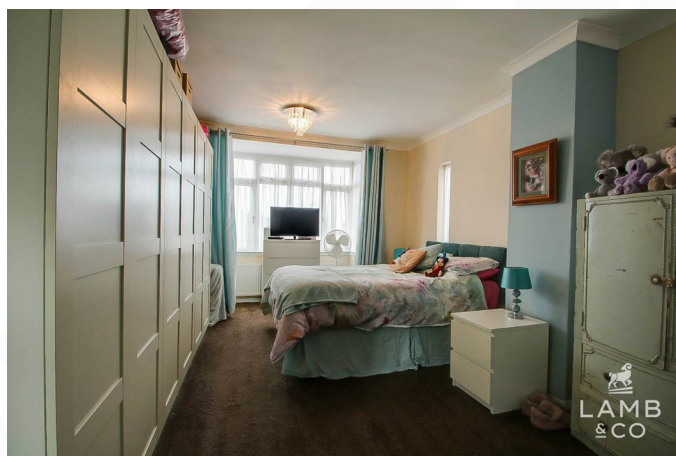
WC

3'4 x 3'3 (1.02m x 0.99m)

FIRST FLOOR

BEDROOM ONE

18'8 x 11'4 (5.69m x 3.45m)



BATHROOM

7'2 x 5'11 (2.18m x 1.80m)



OUTSIDE

OUTSIDE REAR



BEDROOM TWO

10'0 x 9'2 (3.05m x 2.79m)



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.

BEDROOM THREE

10'0 x 7'3 (3.05m x 2.21m)



Additional Information Clacton

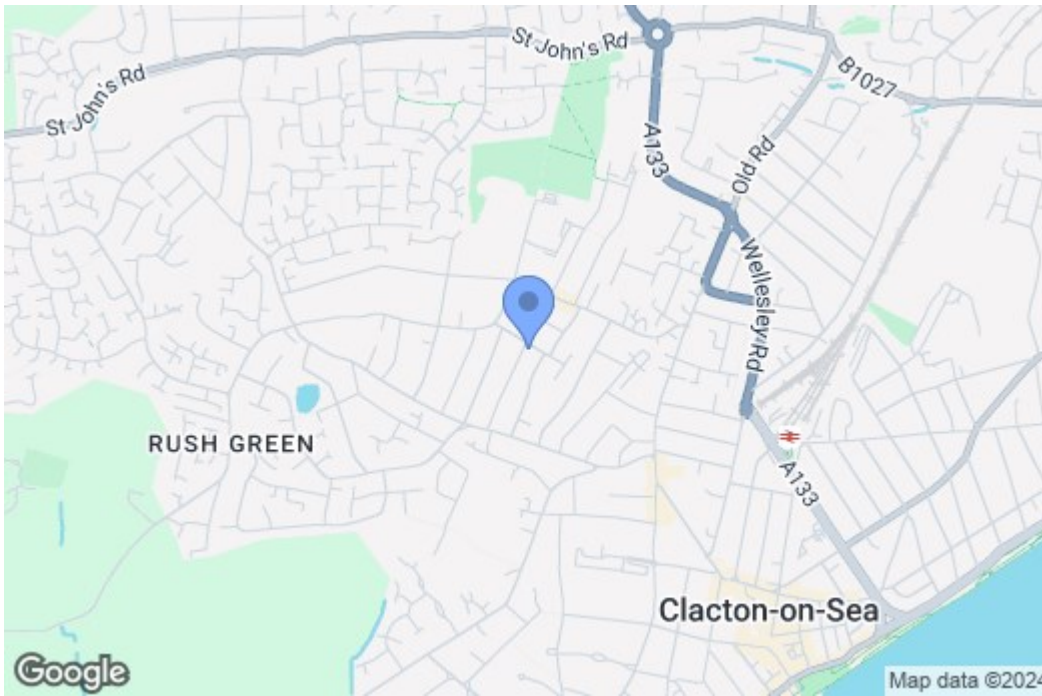
Council Tax Band: D

Heating: Gas

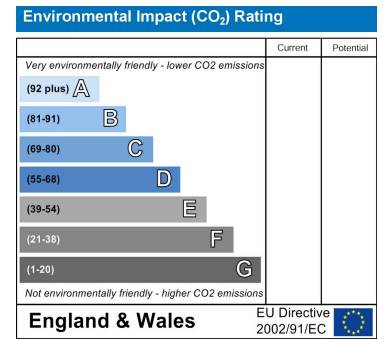
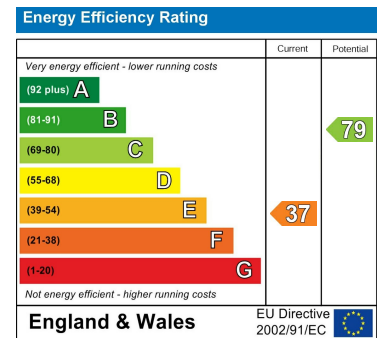
Seller's Position: Found

Garden Facing: South

Map

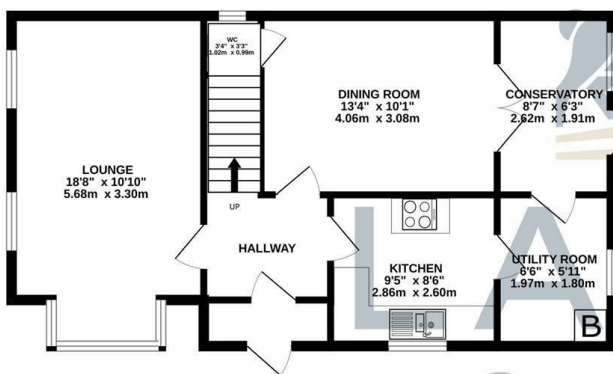


EPC Graphs

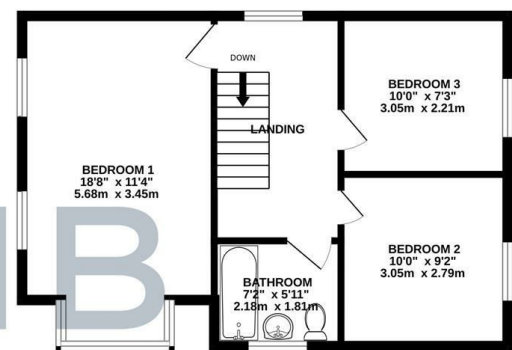


Floorplan

GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA: 1116 sq.ft. (103.7 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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