



LAMB & CO

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Inspired by property, driven by passion.



PORTSMOUTH ROAD, CLACTON-ON-SEA, CO15 1BP

PRICE £215,000

Situated on the popular 'Martello Bay' development, just a short walk from the sandy beaches and approximately one mile from the Town Centre. This ideal starter home is well-presented throughout and boasts two allocated parking spaces.

- Two Bedrooms
- Well-Presented Throughout
- Two Allocated Parking Spaces
- Close To Seafront
- Ideal Starter Home
- EPC: TBC

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

KITCHEN

12'2 x 8'6 (3.71m x 2.59m)



FIRST FLOOR

LOUNGE

17'0 x 14'3 (5.18m x 4.34m)



BEDROOM TWO

6'11 x 6'4 (2.11m x 1.93m)



BEDROOM ONE

11'8 x 9'8 (3.56m x 2.95m)



BATHROOM

6'4 x 6'4 (1.93m x 1.93m)



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

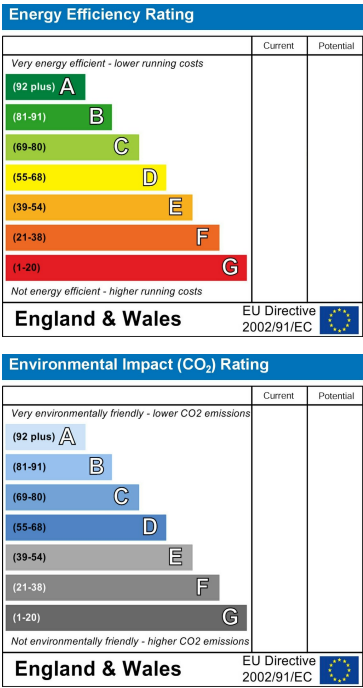
Heating: Gas

Seller's Position: needs to find

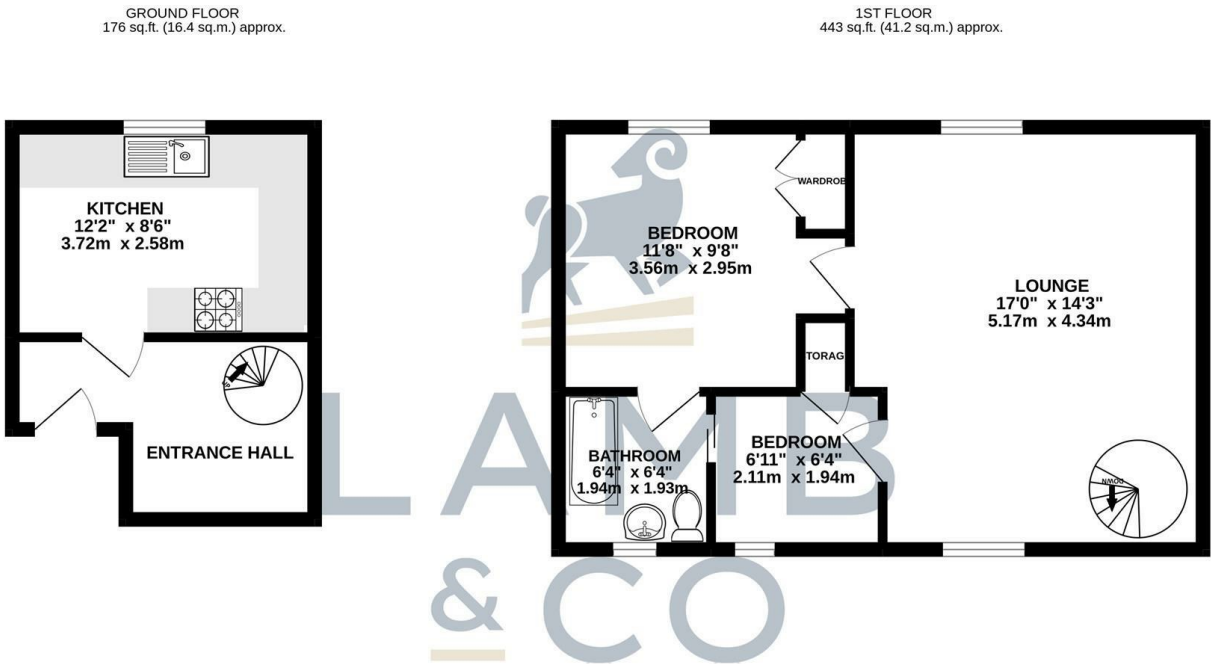
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 619 sq.ft. (57.5 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 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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