



LAMB & CO

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Inspired by property, driven by passion.



CASTLEHILL PARK, LONDON ROAD, CLACTON-ON-SEA, CO16 9QP

PRICE £80,000

Fully Residential Well Presented Two Bedroom Park Home, situated on the popular development of 'Castlehill Park' located in Great Clacton. Close to Brook Farm Retail Park.

- Two Bedrooms
- Great Clacton
- Fully Residential
- Well Presented Throughout
- Over 45's
- No Onward Chain

Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

Front Aspect



Lounge

16'0" x 10'8" (4.88m x 3.25m)



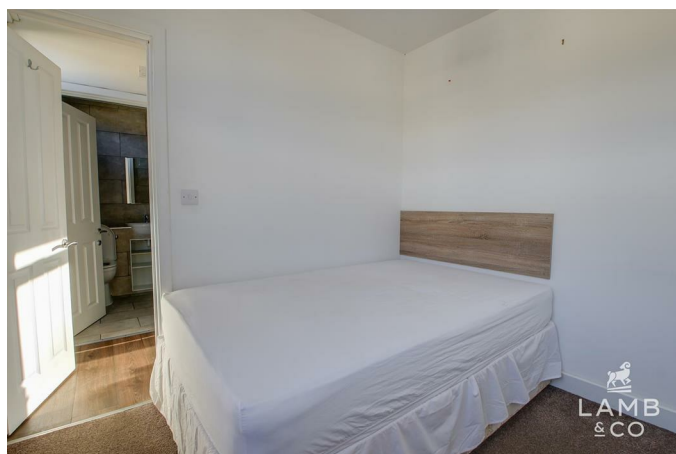
Kitchen

7'4" x 5'9" (2.24m x 1.75m)



Bedroom

8'10" x 8'0" (2.69m x 2.44m)



Bedroom

8'10" x 8'0" (2.69m x 2.44m)



Shower Room

7'4" x 5'9" (2.24m x 1.75m)



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.

Rear Aspect

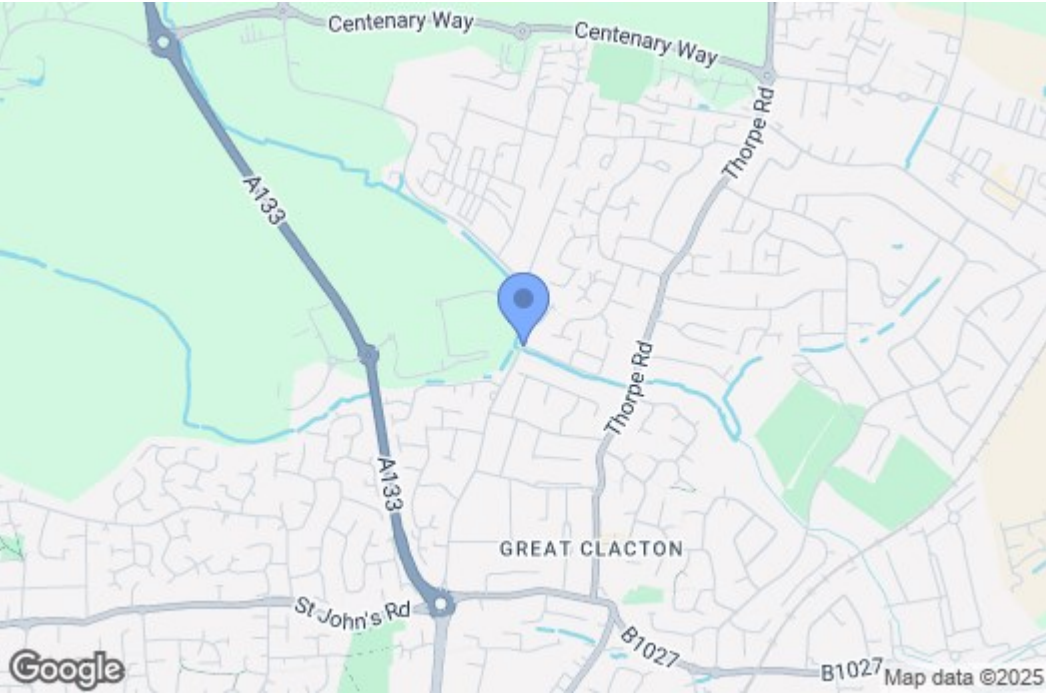


Additional Info

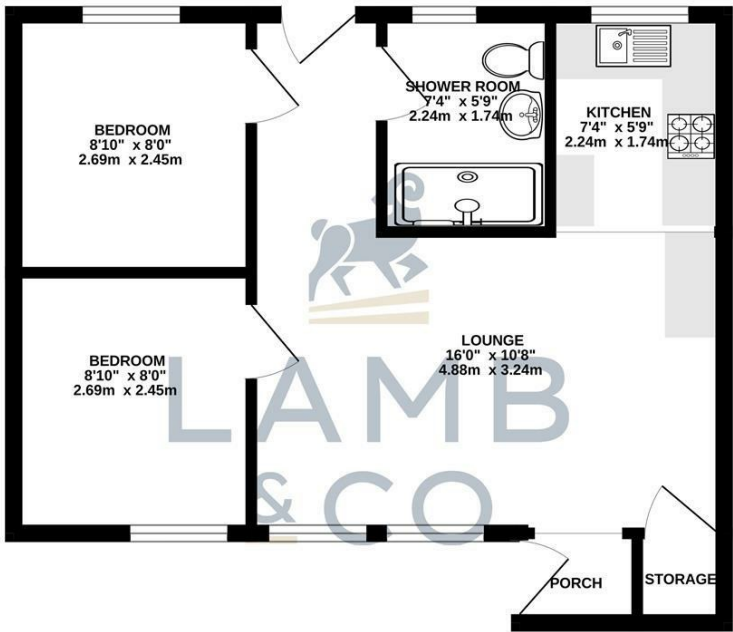
Council Tax Band: A
Heating: Electric
Services: Mains
Broadband: Superfast Fibre
Mobile Coverage: EE, Three- Limited, O2, Vodafone- Likely
Construction: Fibre Glass/Timber
Restrictions: Over 45's
Rights & Easements: Dogs & Cats allowed
Flood Risk: Surface Water- High, River and Sea-Medium
Additional Charges: £2,300 P/A
Seller's Position: No Onward Chain
Garden Facing: N/A

Map

EPC Graphs



Floorplan



TOTAL FLOOR AREA - 443 sq ft (41.2 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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