



LAMB & CO

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Inspired by property, driven by passion.



## ST. OSYTH ROAD, CLACTON-ON-SEA, CO15 3HD

### OFFERS IN EXCESS OF £195,000

A well-presented two-bedroom semi-detached house for sale in Clacton-on-Sea. This charming home features a bright and spacious lounge, a modern fitted kitchen, and a stylish family bathroom. Both bedrooms are generously sized, offering comfortable living space. The property also benefits from a private south facing rear garden.

- Two Bedrooms
- South Facing Garden
- Well Presented
- Kitchen/Diner
- Close To Amenities'
- EPC - TBC



## ENTRANCE HALL

## LOUNGE

12'00" 10'00" (3.66m 3.05m)



## KITCHEN/DINING ROOM

15'2" 12'4" (4.62m 3.76m)



## BATHROOM

8'4" 7'2" (2.54m 2.18m)



## BEDROOM TWO

12'00" 7'4" (3.66m 2.24m)



## BEDROOM ONE

15'00" 12'4" (4.57m 3.76m)



## OUTSIDE



Council Tax Band: A  
Heating: Gas  
Services: Mains  
Broadband: Ultrafast  
Mobile Coverage: Limited  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: Needs To Find  
Garden Facing: South

## 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



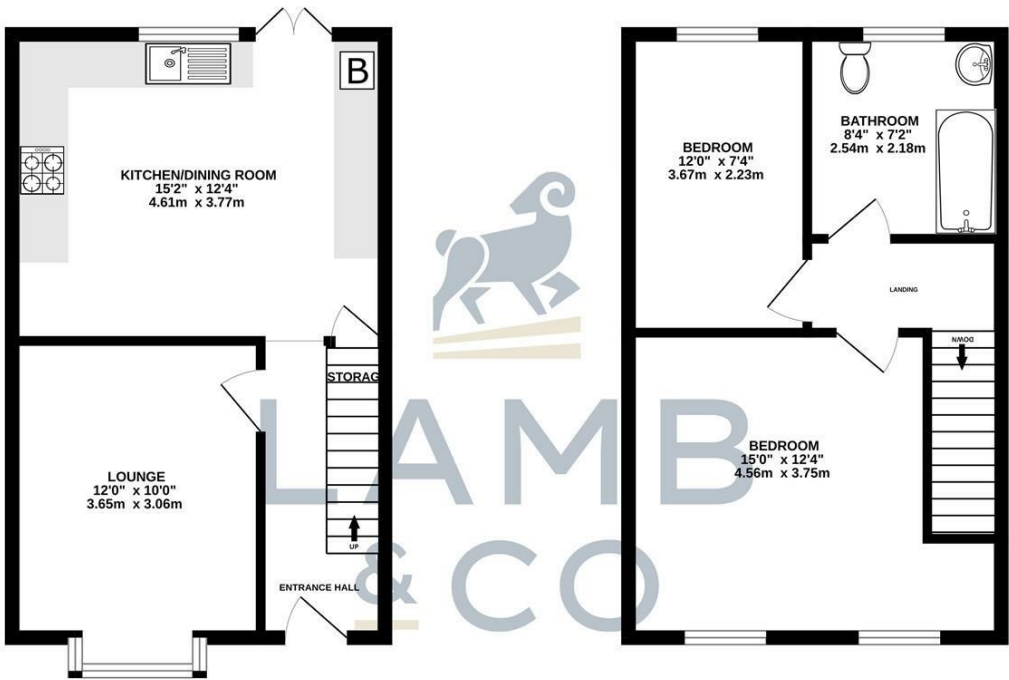
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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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