



LAMB & CO

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Inspired by property, driven by passion.



KESTREL WAY, CLACTON-ON-SEA, CO15 4JH

OFFERS IN EXCESS OF £250,000

Located in the popular area of Great Clacton, this well-presented three-bedroom semi-detached house offers spacious and comfortable living, ideal for families or first-time buyers. The property features a bright and airy lounge, a modern kitchen, and three well-proportioned bedrooms, along with a family bathroom.

- Two/Three Bedrooms
- Great Clacton
- Garage & Off Road Parking
- Perfect First Time Buy
- Well Presented
- EPC - D

ENTRANCE HALL



KITCHEN

13'7" 9'1" (4.14m 2.77m)



LOUNGE

15'00" 11'5" (4.57m 3.48m)



BATHROOM

9'6" 4'00" (2.90m 1.22m)



BEDROOM THREE

10'00" 6'2" (3.05m 1.88m)

BEDROOM TWO

12'6" 8'1" (3.81m 2.46m)



BEDROOM ONE

12'5"11'7" (3.78m3.53m)



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.

Material Information

Council Tax Band: B

Heating: Gas

Services: Mains

Broadband: Superfast

Mobile Coverage: Three, O2 - Likely. EE, Vodafone - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

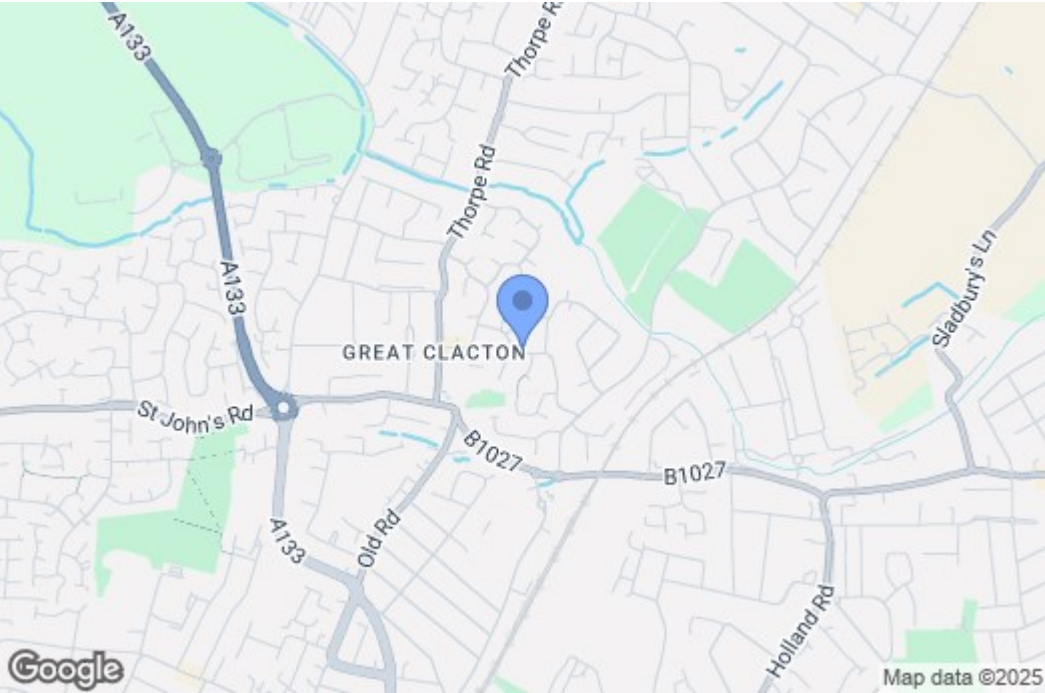
Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: North

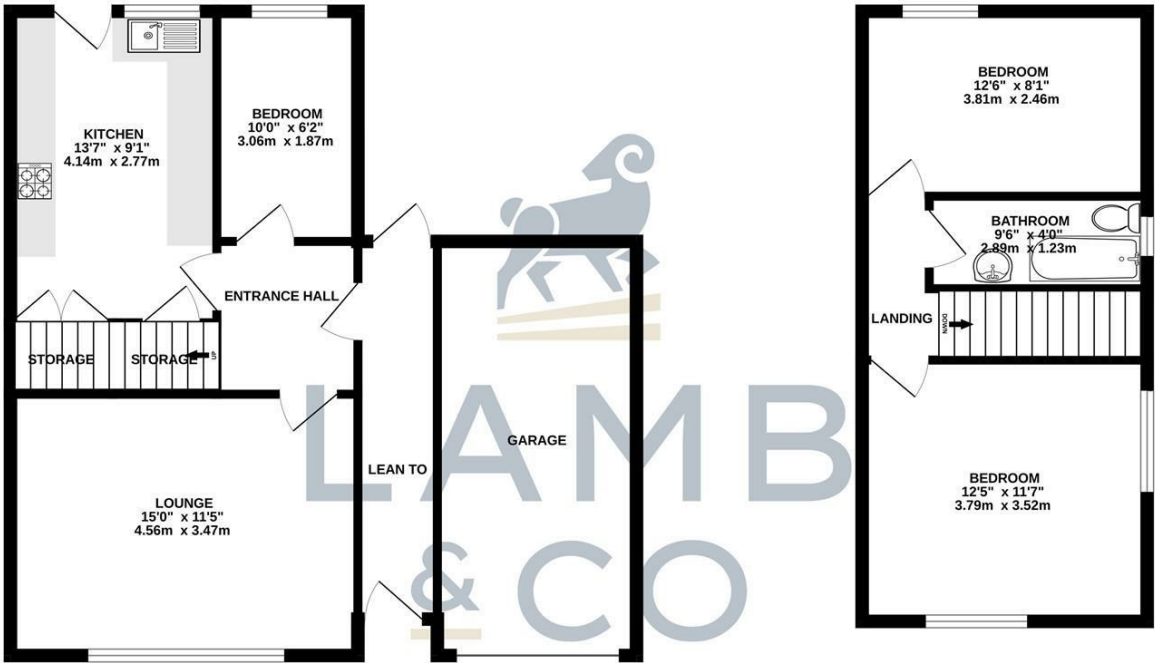
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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