



LAMB & CO

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Inspired by property, driven by passion.



## LULWORTH CLOSE, CLACTON-ON-SEA, CO15 1XP

PRICE £270,000

Sold with no onward chain and located just a 200m stroll from the sandy Martello Bay beach, perfect for those summer evening walks. The property benefits from ample living space, with a lounge, separate dining room and a conservatory. Additionally, the property boasts off-road parking and a garage.

- Three Bedrooms
- No Onward Chain
- Ground Floor W/C
- Conservatory
- Garage
- EPC - D



## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**PORCH**

**W/C**

**LOUNGE**

15'11" x 15'2" (4.85m x 4.62m )



**DINING AREA**

8'7" x 8'6" (2.62m x 2.59m )

**CONSERVATORY**

13'5" x 8'7" (4.09m x 2.62m)



**KITCHEN**

14'11" x 6'6" (4.55m x 1.98m )



**LANDING**

**SHOWER ROOM**

6'5" x 5'10" (1.96m x 1.78m )



### BEDROOM ONE

12'5" x 8'6" (3.78m x 2.59m )



### BEDROOM TWO

11'0" x 8'6" (3.35m x 2.59m )



### BEDROOM THREE

7'5" x 6'5" (2.26m x 1.96m )



### GARAGE

### OUTSIDE

### OUTSIDE REAR



### 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.

### 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.

### Material Information

Council Tax Band: C

Heating: Gas

Services: All Mains

Broadband: Ultrafast

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

Construction: Conventional

Restrictions: No

Rights & Easements: No

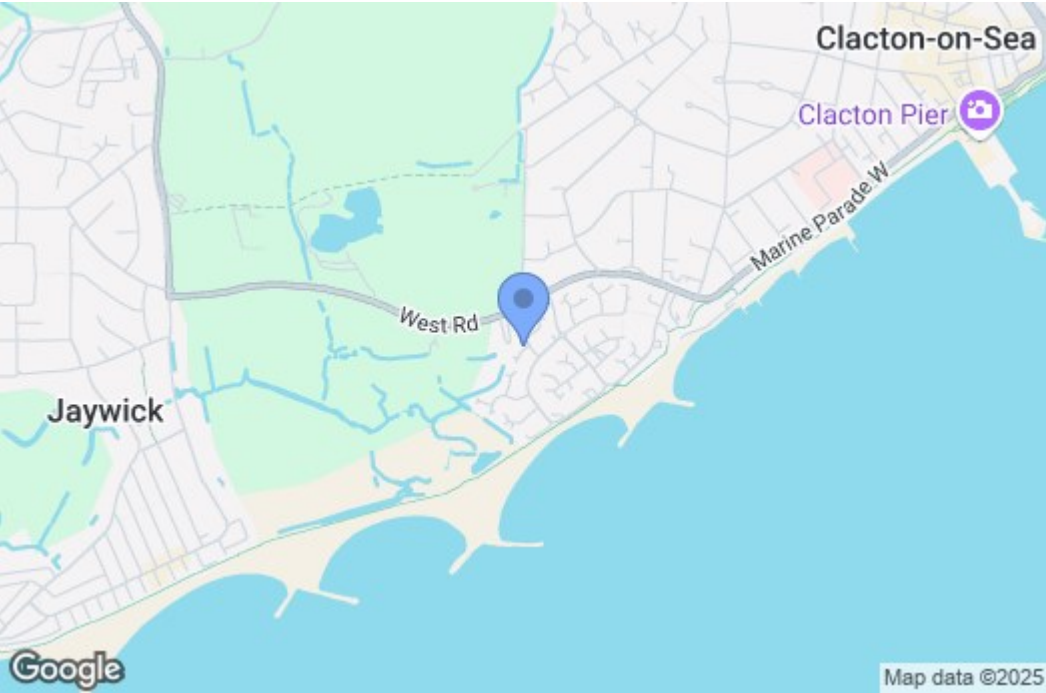
Flood Risk: Low

Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing: North

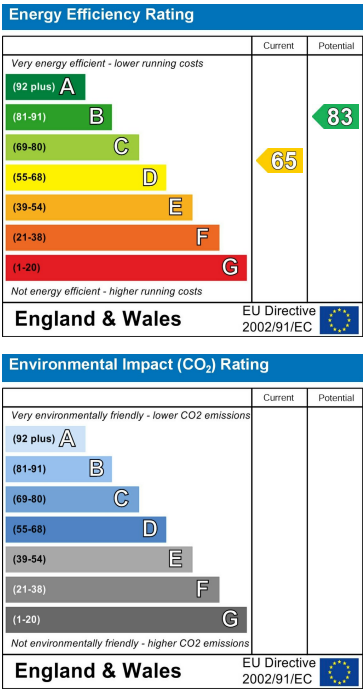




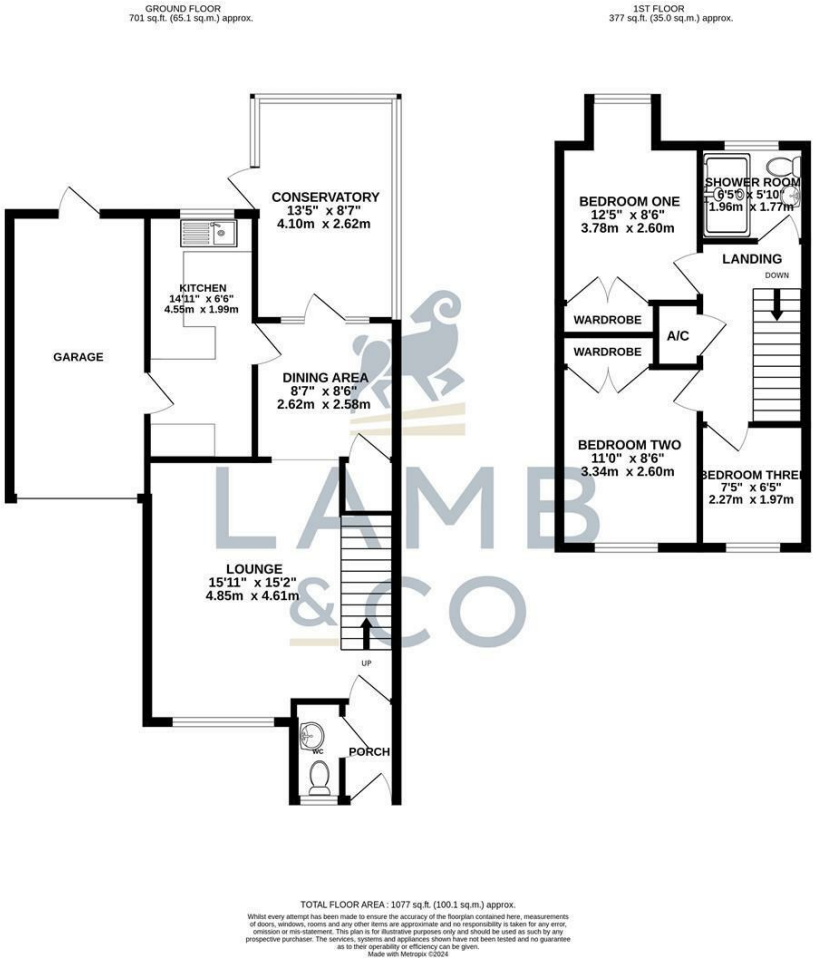
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.