



LAMB & CO

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CROSS ROAD, CLACTON-ON-SEA, CO16 8GD

GUIDE PRICE £230,000

** GUIDE PRICE £230,000 - £240,000 ** This two bedroom, semi detached house offers an abundance of room throughout and would be perfect for a First Time Buyer, or a buy-to-let investor looking to add to their portfolio. Internally the property boasts open plan living and a ground floor W/C. Upstairs offers two bedrooms, with ensuite to master, and a family bathroom. Externally, the property has a carport offering off-road parking for two cars and a private rear garden.

- Two Bedrooms
- Well Presented
- Ensuite To Master Bedroom
- Carport
- Ground Floor WC
- EPC B

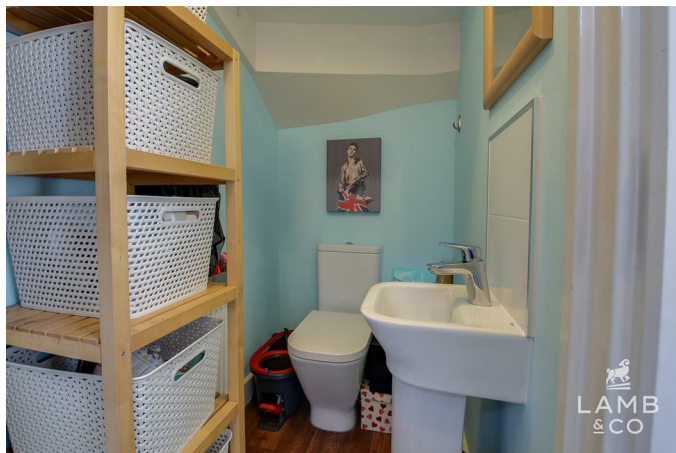
Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE PORCH



W/C



LOUNGE

14'11" x 10'4" (4.55m x 3.15m)

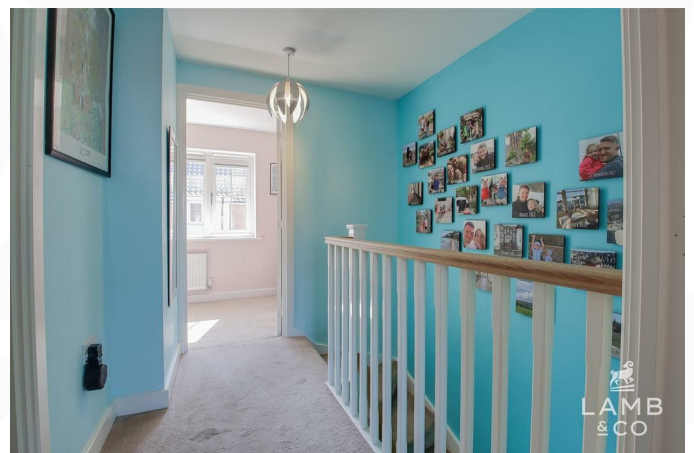


KITCHEN/DINER

13'8" x 8'4" (4.17m x 2.54m)

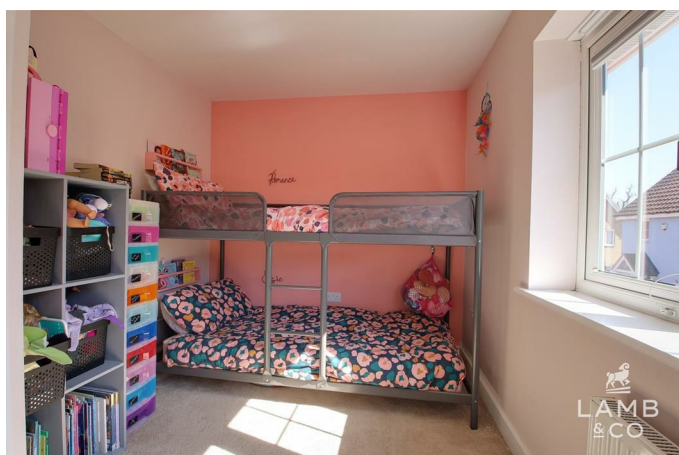


LANDING

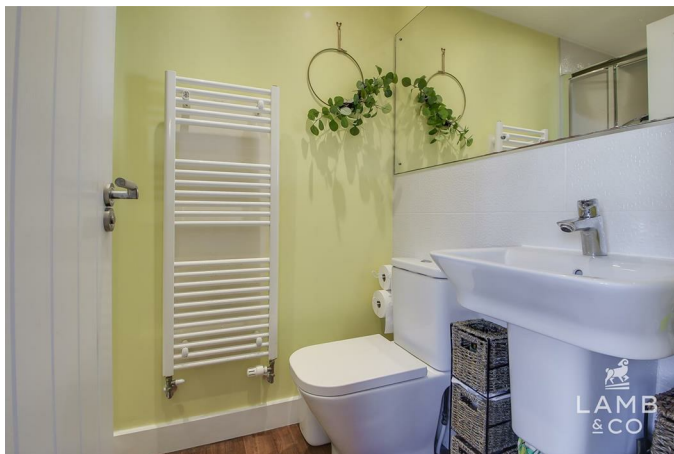


BEDROOM TWO

13'7" x 7'10" (4.14m x 2.39m)



ENSUITE



BATHROOM

6'9" x 6'0" (2.06m x 1.83m)



OUTSIDE FRONT



BEDROOM ONE

10'11" x 10'1" (3.33m x 3.07m)



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: B

Heating: Gas

Services: Mains gas, water and electric

Broadband: Ultrafast

Mobile Coverage: O2 likely. Three, EE and Vodafone limited.

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Surface water: Very low. Rivers & Seas: Very low

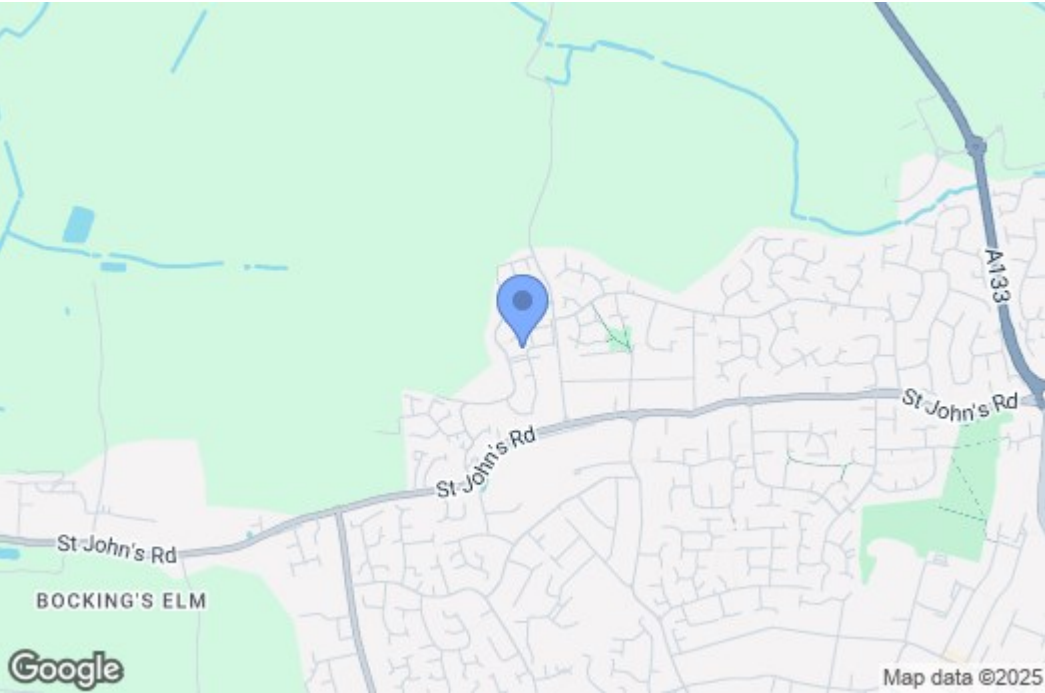
Additional Charges: None

Seller's Position: Need to find

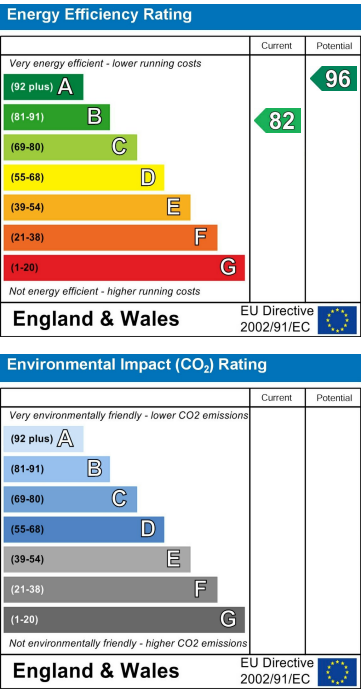
Garden Facing: North



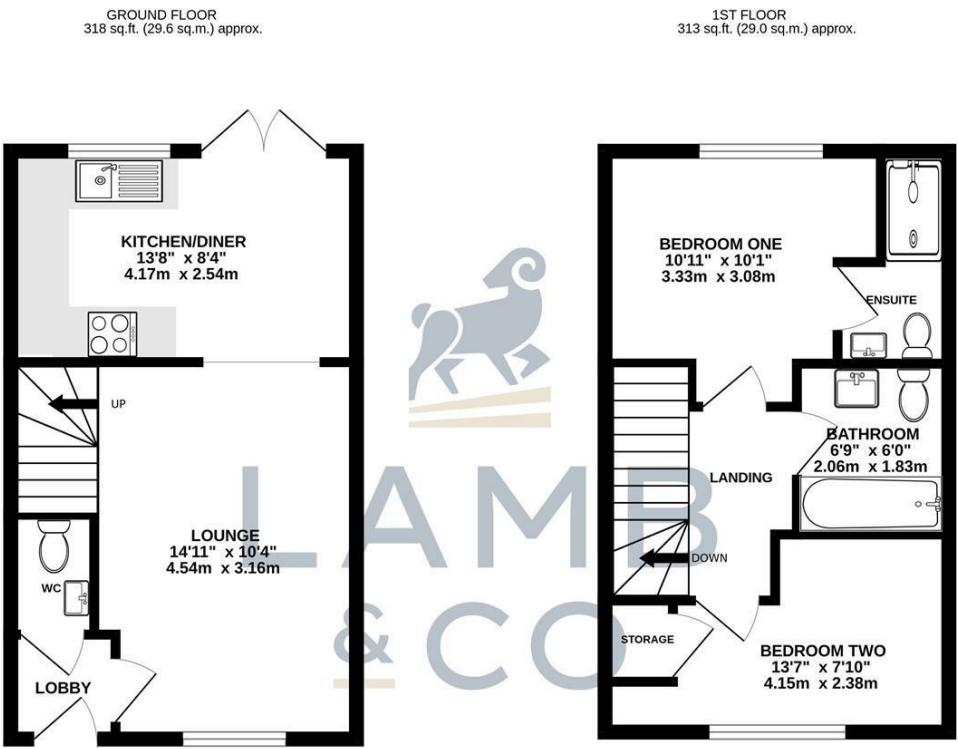
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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