



LAMB & CO

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Inspired by property, driven by passion.



## GRANVILLE ROAD, CLACTON-ON-SEA, CO15 6BX

PRICE £285,000

Located within half a mile of Clacton-on-Sea's mainline railway station, this well-presented three-bedroom semi-detached house offers convenient access to local amenities and transport links. The property features a bright and airy lounge and dining room, with three well-proportioned bedrooms located on the first floor.



## ENTRANCE HALL

## LOUNGE

13'00" 12'2" (3.96m 3.71m)



## W.C

3'0" 3'6" (0.92 1.08)

## DINING ROOM

13'9" 11'00" (4.19m 3.35m)



## KITCHEN

9'6" 8'00" (2.90m 2.44m)



## UTILITY ROOM

9'00" 4'00" (2.74m 1.22m)

## CONSERVATORY

12'00" 10'7" (3.66m 3.23m)



## W.C

5'00" 3'00" (1.52m 0.91m)



## BATHROOM

8'00" 6'6" (2.44m 1.98m)



## BEDROOM THREE

8'7" 6'9" (2.62m 2.06m)



## BEDROOM ONE

13'4" 11'4" (4.06m 3.45m)



## OUTSIDE



## BEDROOM TWO

13'00" 12'2" (3.96m 3.71m)



## 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: D

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: EE, Three, O2 - Likely.

Vodafone - Limited

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

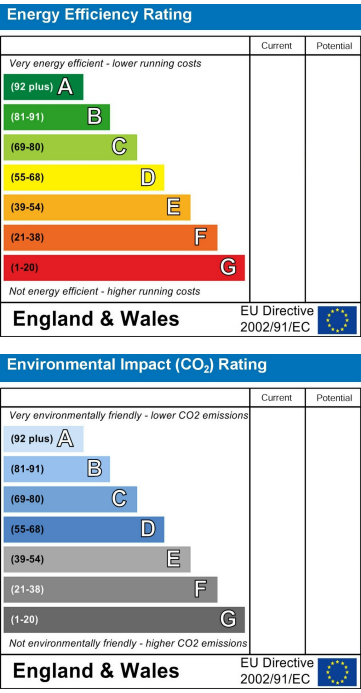
Garden Facing: West



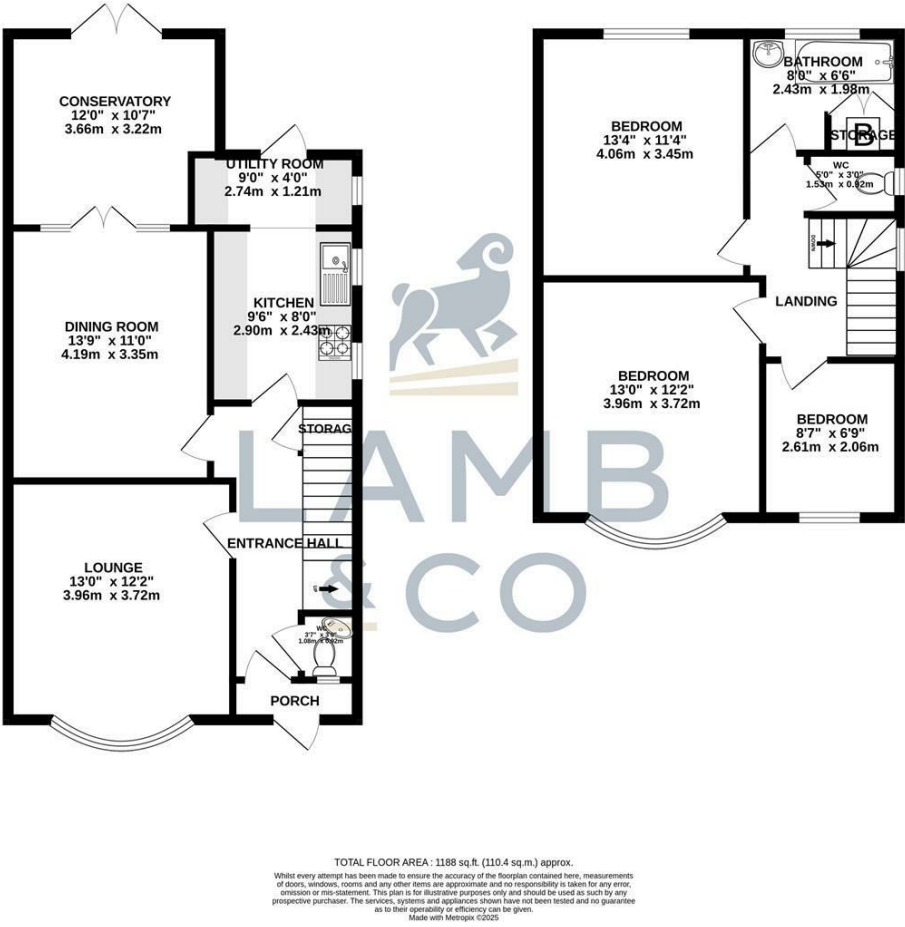
Map



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.