



LAMB & CO

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Inspired by property, driven by passion.



## THOROUGHGOOD ROAD, CLACTON-ON-SEA, CO15 6DP

### OFFERS IN THE REGION OF £325,000

Situated in a popular residential area of Clacton-on-Sea, this modern three-bedroom end-of-terrace house offers contemporary living with a range of desirable features. The property boasts a spacious lounge dining area, a well-appointed kitchen, and three comfortable bedrooms, including a master with en-suite.

Additional amenities include a family bathroom and a ground floor cloakroom.

- Three Bedrooms
- En-Suite
- No Onward Chain
- Well Presented
- Off Road Parking
- EPC - B

## ENTRANCE HALL

## KITCHEN

6'7" 10'00" (2.01m 3.05m)



## W.C

6'7" 3'4" (2.01m 1.02m)

## LOUNGE

13'9" 11'9" (4.19m 3.58m)

## DINING ROOM

11'9" 8'10" (3.58m 2.69m)

## UTILITY ROOM

9'1" 5'5" (2.77m 1.65m)

## BEDROOM ONE

13'9" 10'9" (4.19m 3.28m)



## EN SUITE

6'7" 2'11" (2.01m 0.89m)



## BEDROOM THREE

13'9" 8'00" (4.19m 2.44m)



## BATHROOM

10'00" 9'4" (3.05m 2.84m)



## BEDROOM TWO

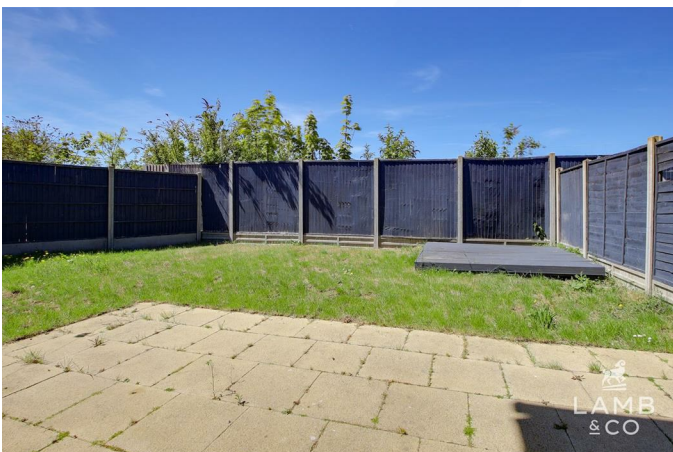
13'9" 13'7" (4.19m 4.14m)



## 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: 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

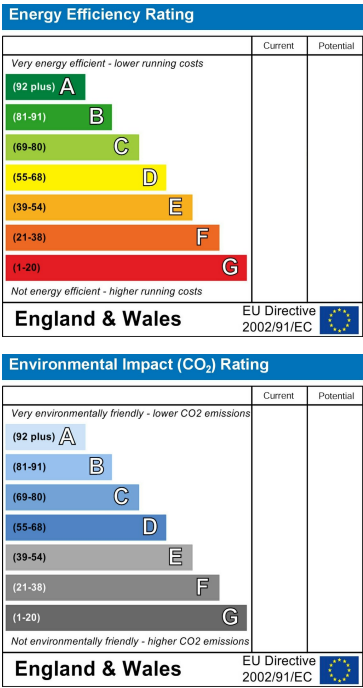
Seller's Position: No Onward Chain

Garden Facing: East

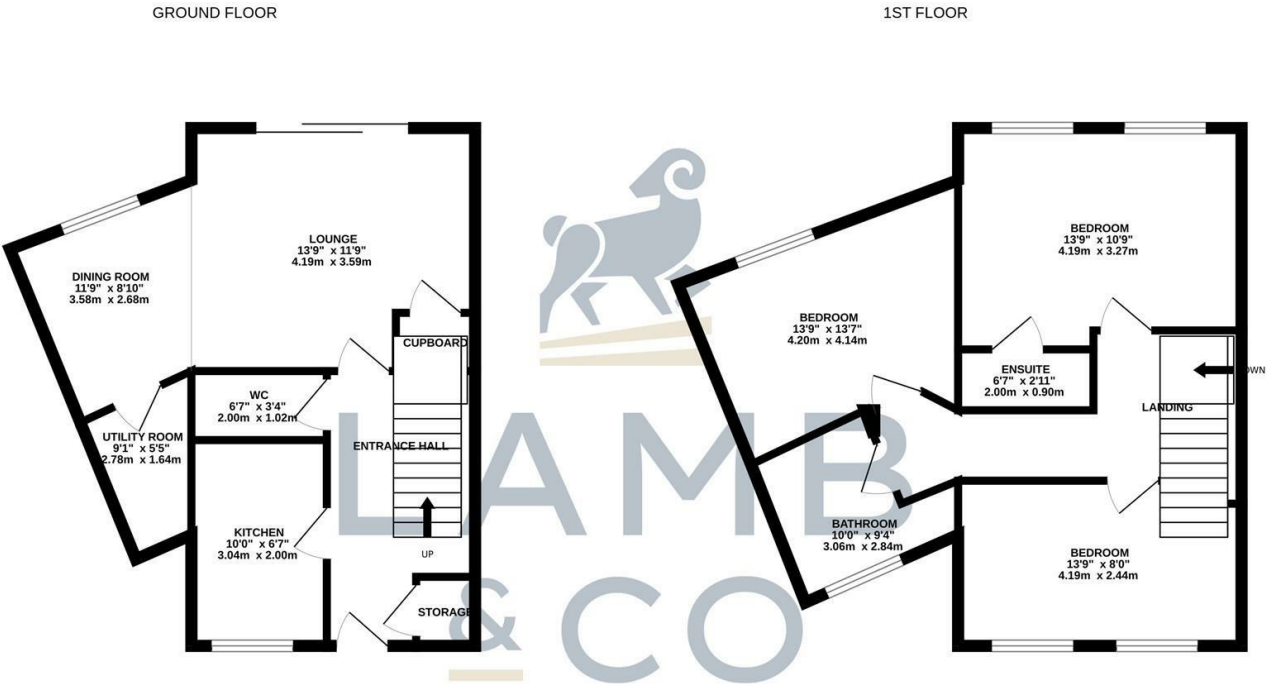
Map



EPC Graphs



Floorplan



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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