



LAMB & CO

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Inspired by **property**, driven by **passion**.



POINT CLEAR ROAD, CLACTON-ON-SEA, CO16 8JA

PRICE £270,000

Situated on the sought-after Point Clear Road in the picturesque coastal village of St Osyth, this well-presented property offers convenient road parking, a ground floor WC, and a spacious open-plan kitchen/diner-perfect for modern living. Additional highlights include a bright conservatory, ideal for relaxing or entertaining.

- Three Bedrooms
- Village Location
- Conservatory
- Off Road Parking
- Ground Floor W/C
- EPC - TBC

ENTRANCE HALL

LOUNGE

18'7" 10'7" (5.66m 3.23m)



KITCHEN/DINING ROOM

16'7" 12'00" (5.05m 3.66m)



CONSERVATORY

9'7" 9'3" (2.92m 2.82m)



BATHROOM

8'00" 7'00" (2.44m 2.13m)



BEDROOM TWO

11'5" 9'3" (3.48m 2.82m)



BEDROOM ONE

14'00" 9'4" (4.27m 2.84m)



BEDROOM THREE

8'7" 7'00" (2.62m 2.13m)



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: Mains water and electric

Broadband: Ultrafast

Mobile Coverage: EE and Three: None - O2 and Vodafone: Limited

Construction: Conventional

Restrictions: None

Rights & Easements: None

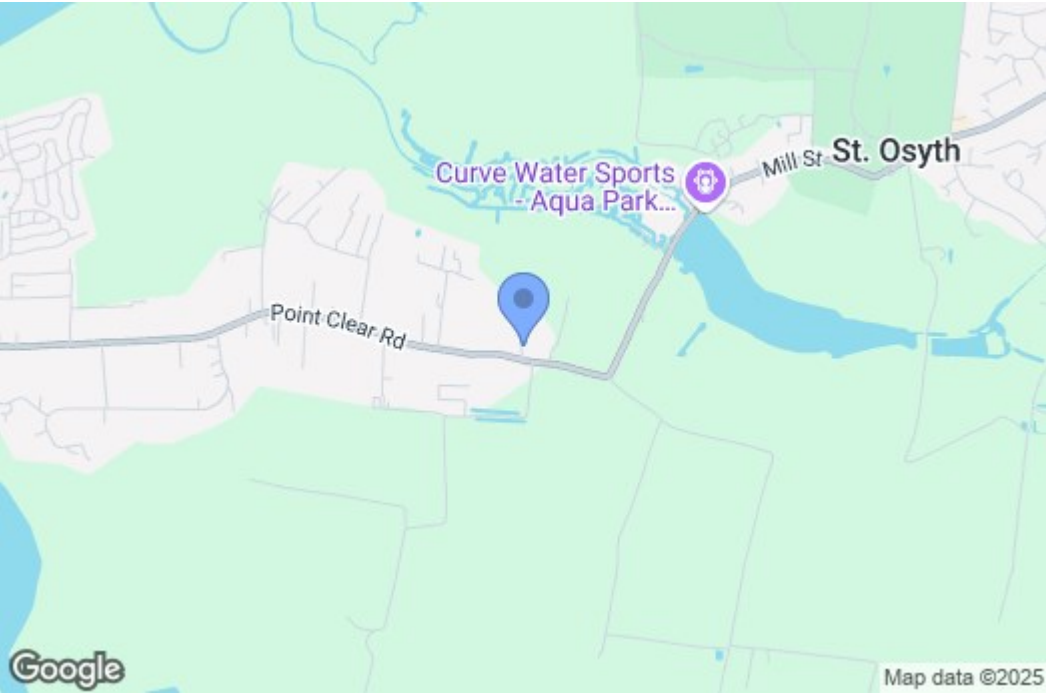
Flood Risk: Surface water: Low. Rivers and sea: Very low.

Additional Charges: None

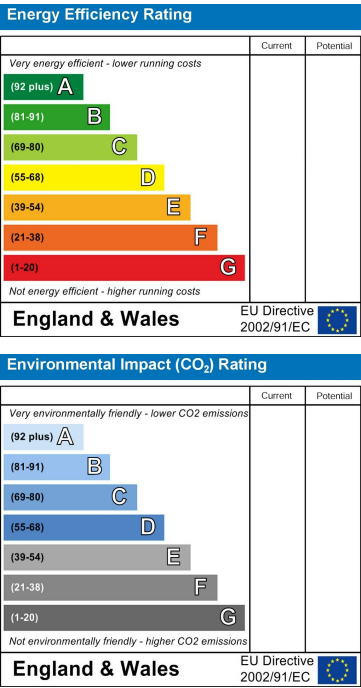
Seller's Position: Need to find

Garden Facing: North

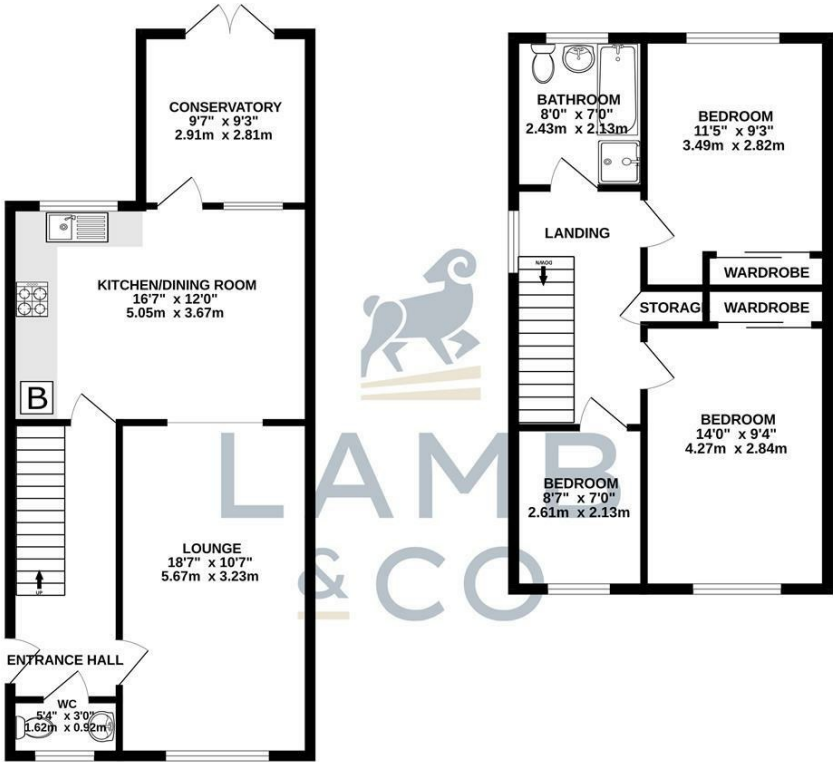
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1085 sq ft. (100.8 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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