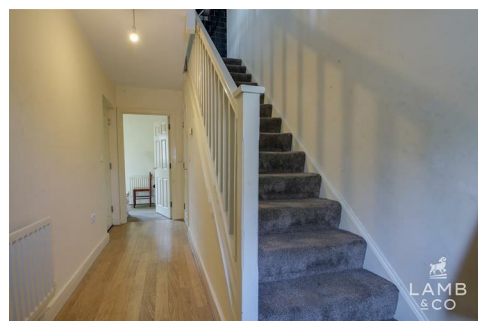
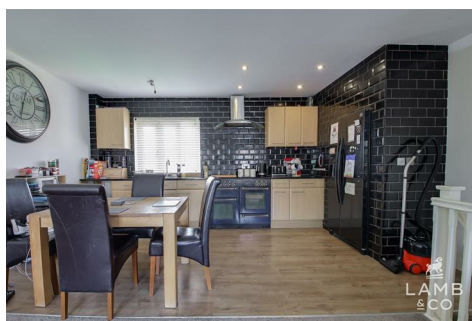




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Inspired by property, driven by passion.



PARK ROAD, CLACTON-ON-SEA, CO16 8PW

PRICE £235,000

Being Sold via Secure Sale. Terms & Conditions apply. Starting offers £235,000. An attractive townhouse positioned on a peaceful cul-de-sac. The property boasts a handy ground floor utility room and WC, with a spacious first floor kitchen/living space. Externally, there is a garage and driveway parking.

- Two Bedrooms
- Ground Floor WC
- Being Sold via Secure Sale Online Bidding T&C's Apply

- Utility Room
- Driveway Parking

- Integral Garage
- EPC TBC



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Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



GARAGE

16'7 x 9'1 (5.05m x 2.77m)

KITCHEN/ UTILITY ROOM

12'8 x 5'4 (3.86m x 1.63m)



WC

6'5 x 3'0 (1.96m x 0.91m)



FIRST FLOOR

KITCHEN/ LIVING SPACE

23'0 x 16'0 (7.01m x 4.88m)



SECOND FLOOR LANDING



BEDROOM ONE

13'0 x 12'5 (3.96m x 3.78m)



BEDROOM TWO

10'0 x 9'0 (3.05m x 2.74m)



BATHROOM

6'8 x 6'4 (2.03m x 1.93m)



REAR GARDEN



Material Information

Council Tax Band: C

Heating: Mains Gas

Services: mains electricity, gas, water & sewer

Broadband: Ultrafast

Mobile Coverage: Three, O2= Good, EE, Vodafone= Okay

Construction: Traditional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Very Low

Additional Charges: N/A

Seller's Position:

Garden Facing: North

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.

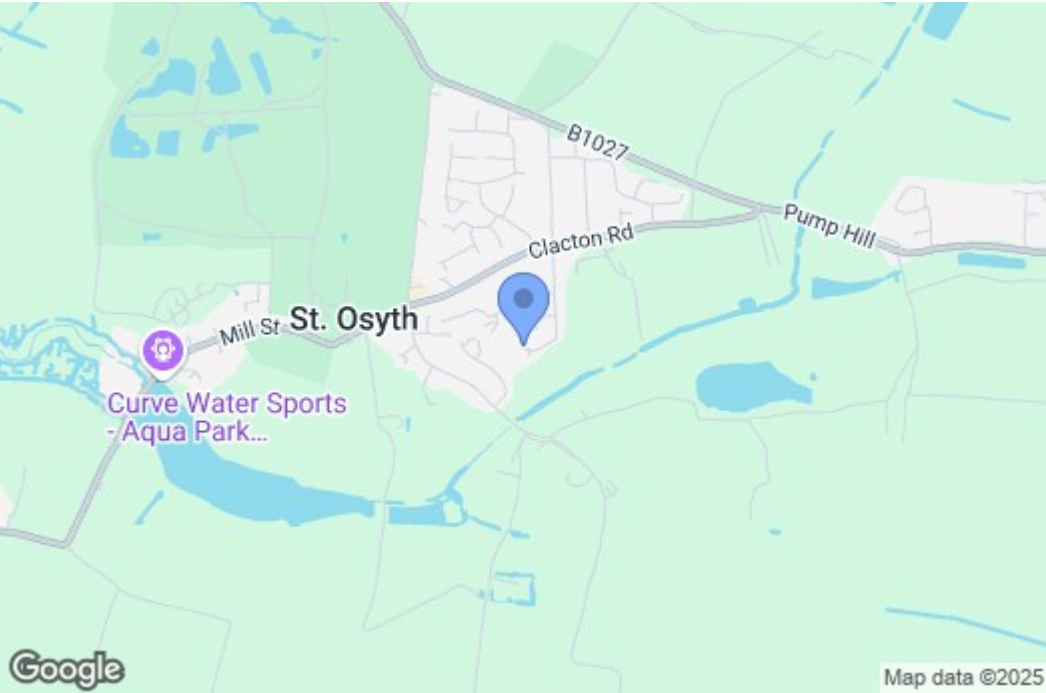
AML

ANTI-MONEY LAUNDERING REGULATIONS 2017

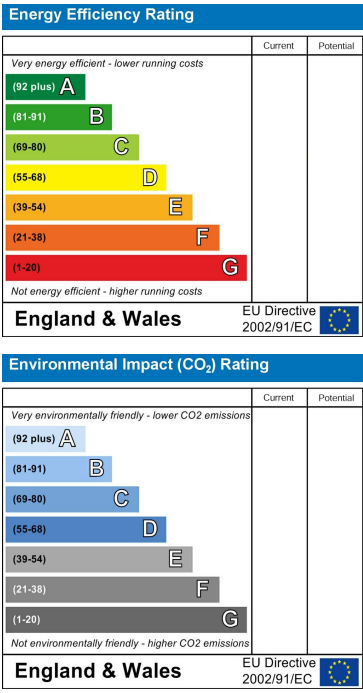
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



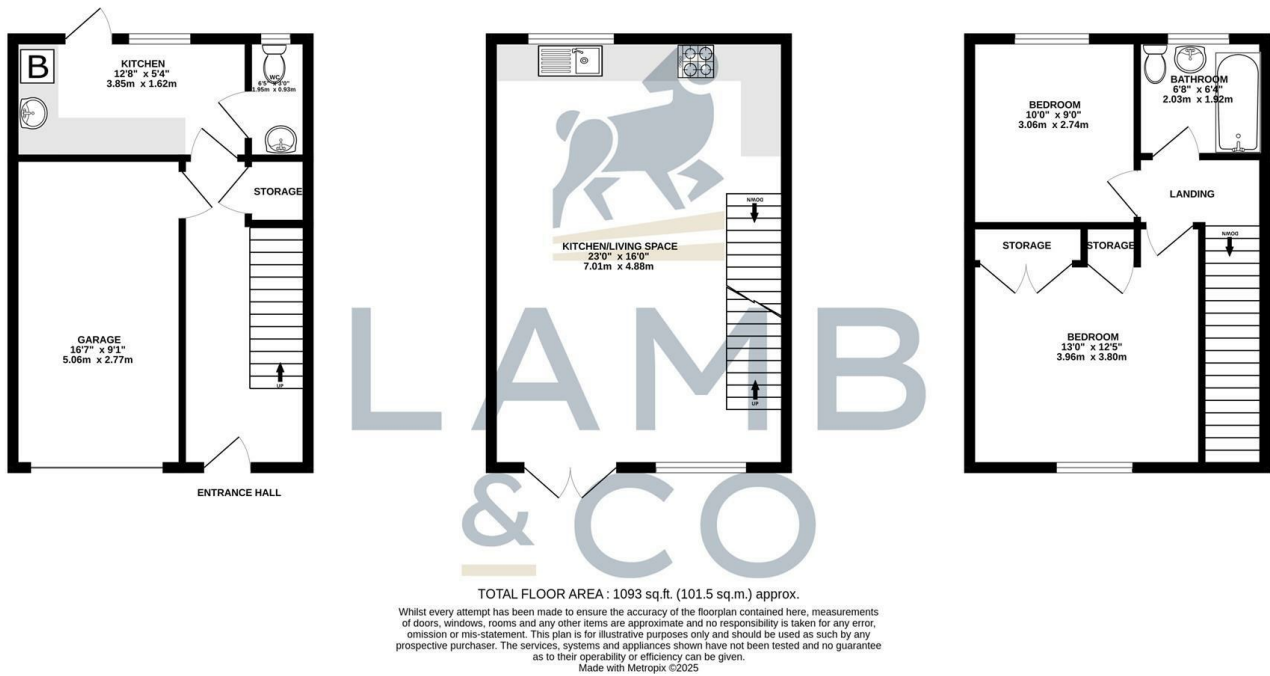
Map



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.