



LAMB & CO

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



SUNBEAM AVENUE, CLACTON-ON-SEA, CO15 2JJ

PRICE £80,000

Cash buyers only Situated just stones throw from the sea, within easy reach to local amenities. This two bedroom timber framed home is the ideal investment achieving an approximate yield of 10% with no onward chain.

- Two Bedrooms
- Off Road Parking
- Chain Free
- Air Source Heat Pump
- Approx. 10% Yield
- EPC E

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

PORCH



LOUNGE

16'2 x 7'5 (4.93m x 2.26m)



KITCHEN

10'2 x 8'3 (3.10m x 2.51m)



SHOWER ROOM

8'0 x 4'2 (2.44m x 1.27m)



BEDROOM ONE

9'5 x 7'2 (2.87m x 2.18m)



BEDROOM TWO

7'7 x 7'5 (2.31m x 2.26m)



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.

REAR GARDEN



Material Information

Council Tax Band: A

Services: Mains water and electric

Broadband: Ultrafast

Mobile Coverage: O2, Three, Vodafone and EE

Construction: Timber framed

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Rivers & sea: Low Surface water: Very low

Additional Charges: N/A

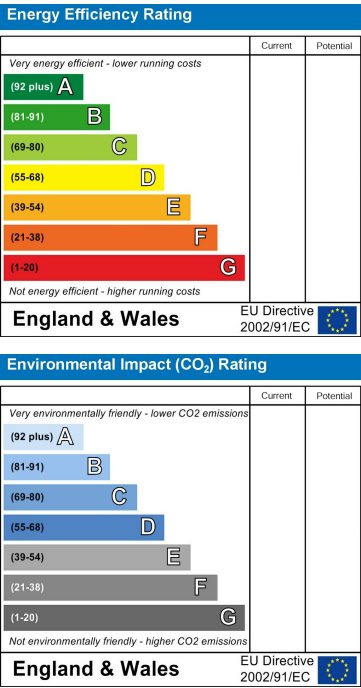
Seller's Position: No onward chain

Garden Facing: East

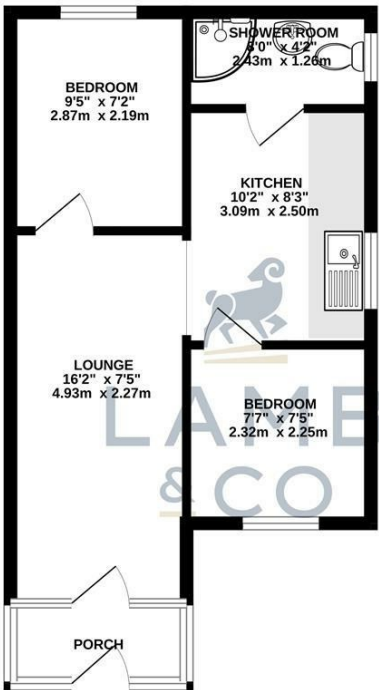
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 396 sq.ft. (36.6 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 is given as to their operability or efficiency can be given.
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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.