



LAMB & CO

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Inspired by property, driven by passion.



## CLACTON ROAD, CLACTON-ON-SEA, CO16 8PT

### PRICE £250,000

Located in the charming and historic village of St Osyth, this two-bedroom semi-detached house is offered for sale with no onward chain, providing an ideal opportunity for a smooth and straightforward purchase. The property features a comfortable living room, a fitted kitchen, and two well-proportioned bedrooms, offering practical and versatile accommodation. Outside, there is off-road parking to the rear, making it perfectly suited to first-time buyers, downsizers, or investors.

- Two Bedrooms
- St Osyth
- No Onward Chain
- Off Road Parking To The Rear
- Ideal First Time Buy
- EPC - D



## ENTRANCE HALL

## LOUNGE

16'2" 10'7" (4.93m 3.23m)



## KITCHEN/DINER

16'2" 10'7" (4.93m 3.23m)



## BEDROOM TWO

16'2" 10'5" (4.93m 3.18m)



## BATHROOM

7'4" 5'5" (2.24m 1.65m)



## BEDROOM ONE

16'3" 10'11" (4.96 3.35)



## OUTSIDE

### OUTSIDE REAR



Please note that there is no drop kerb to the front of the property.

### 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.

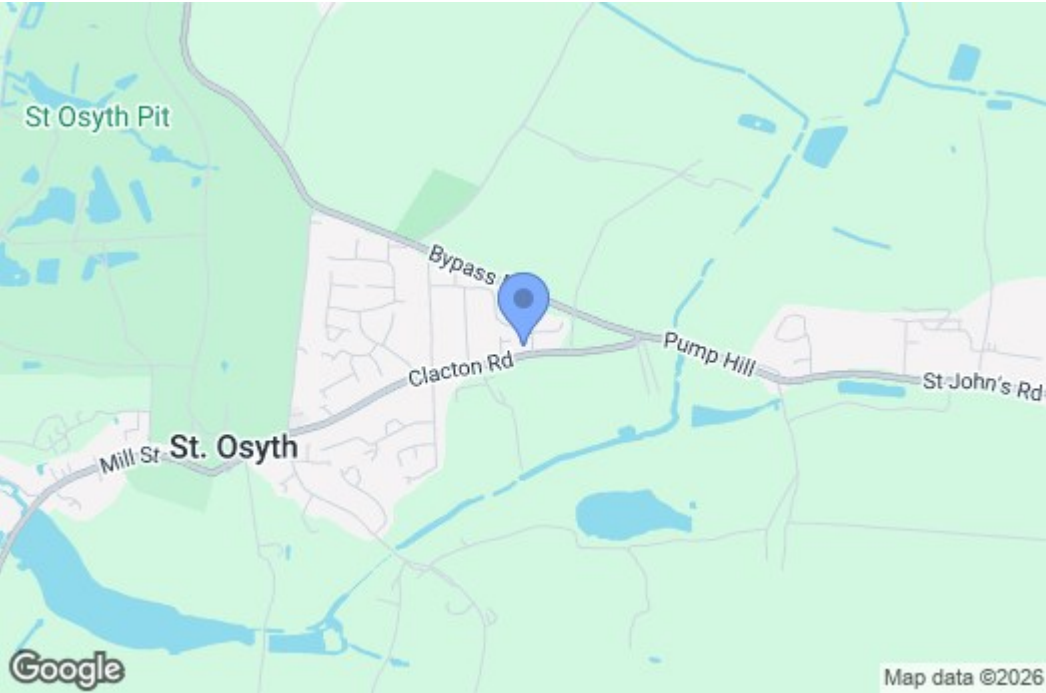
### AML

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.

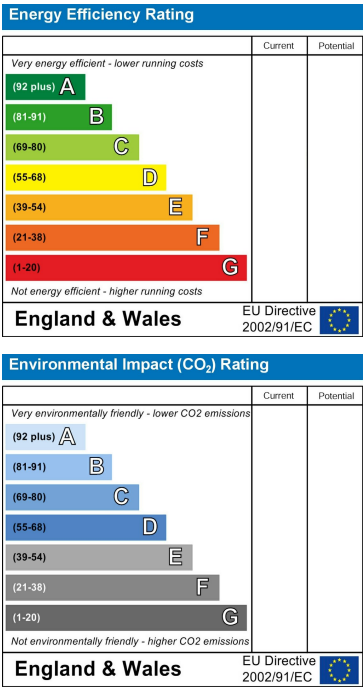
### Material Information

Council Tax Band: C  
Heating: Gas  
Services: All Mains  
Broadband: Superfast  
Mobile Coverage: Good  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing: North

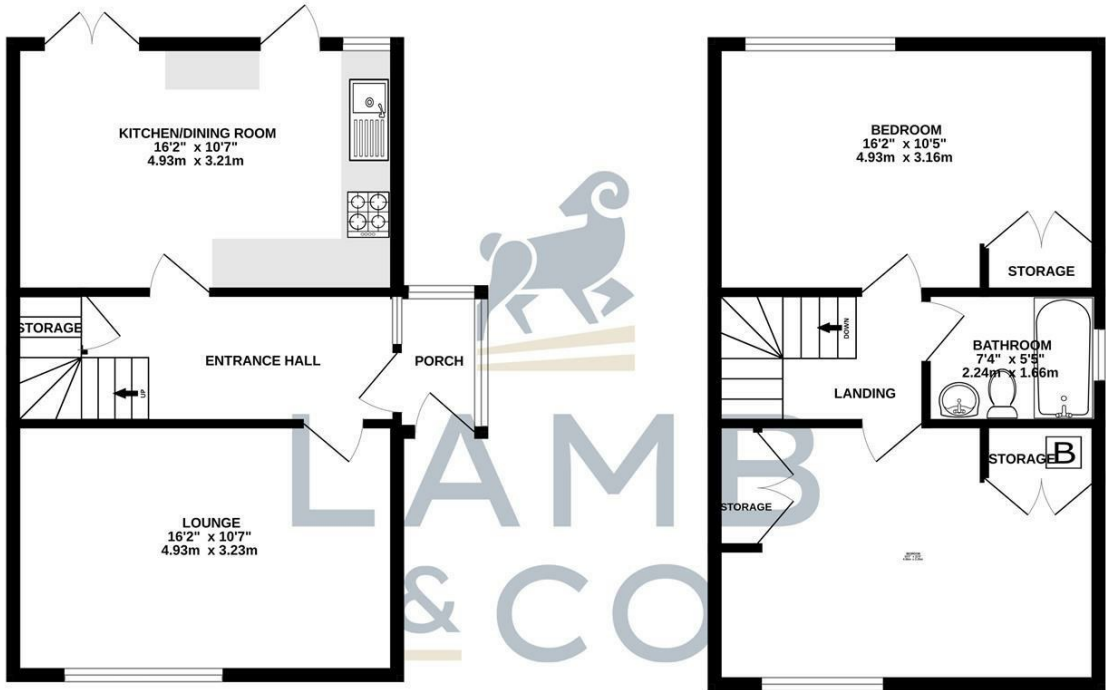
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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