



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



LAMB
& CO



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

PRICE £290,000

This well-presented three-bedroom terraced house in St Osyth offers bright, modern accommodation in a lovely setting overlooking the local recreation ground. The property has been tastefully maintained throughout, providing a welcoming and move-in-ready home.

- Three Bedrooms
- Dining Room
- En Suite
- Well Presented
- Garage & Off Road Parking
- EPC - TBC

ENTRANCE HALL

DINING ROOM

12'00" 9'00" (3.66m 2.74m)



W.C

6'5" 3'5" (1.96m 1.04m)

KITCHEN

11'3" 10'8" (3.43m 3.25m)



LOUNGE

15'8" 12'00" (4.78m 3.66m)



BEDROOM THREE

11'5" 10'00" (3.48m 3.05m)



BEDROOM TWO

12'00" 10'00" (3.66m 3.05m)



BEDROOM ONE

12'00" 11'8" (3.66m 3.56m)



OUTSIDE

OUTSIDE REAR



EN SUITE

8'5" 4'9" (2.57m 1.45m)



BATHROOM

8'8" 8'00" (2.64m 2.44m)



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: D

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: North

Map

