



LAMB & CO

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Inspired by property, driven by passion.



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)



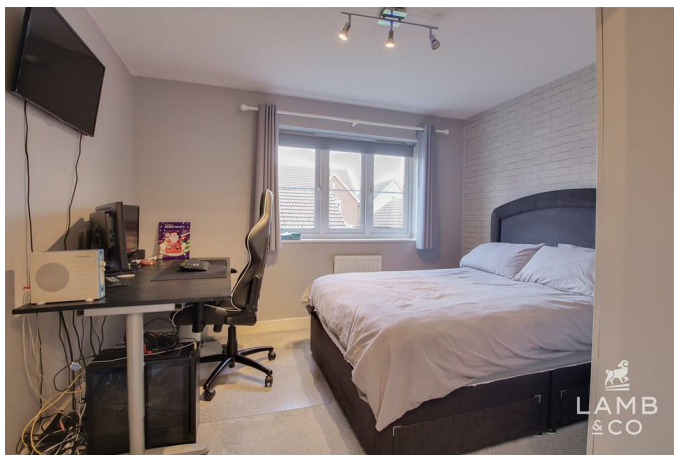
LOUNGE

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)



EN SUITE

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



BATHROOM

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



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: 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

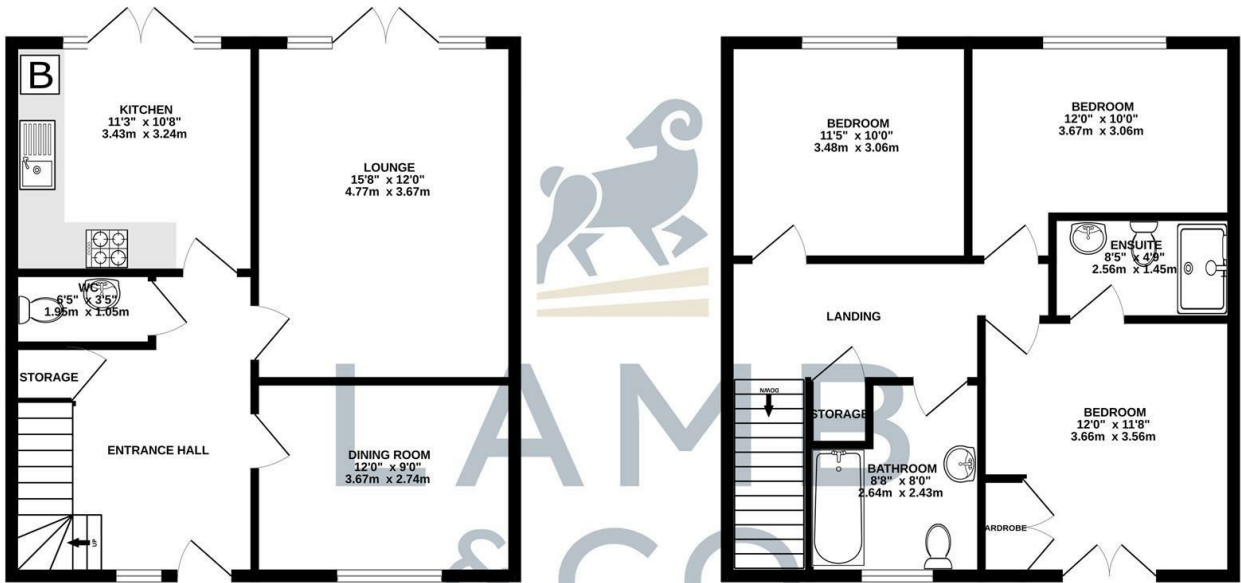
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1151 sq.ft. (107.0 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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