



LAMB & CO

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Inspired by property, driven by passion.



**HOXTON CLOSE, CLACTON-ON-SEA, CO16 7HN**

**PRICE £240,000**

This well-presented two-bedroom semi-detached house in Clacton-on-Sea offers comfortable and modern living, making it an ideal choice for first-time buyers, downsizers, or investors. The accommodation includes a bright lounge, a modern fitted kitchen, two well-proportioned bedrooms, and a stylish family bathroom. Conveniently located close to local amenities, schools, and transport links, this attractive home is ready to move straight into.

- Two Bedrooms
- Well presented
- Garage
- Ideal First Time Buy
- Kitchen/Diner
- Conservatory
- EPC D

## ENTRANCE HALL

## LOUNGE

14'00" 14'00" (4.27m 4.27m )



## KITCHEN/DINING ROOM

17'00" 9'00" (5.18m 2.74m)



## CONSERVATORY

15'00" 5'00" (4.57m 1.52m )

## BATHROOM

6'7" 6'4" (2.01m 1.93m)



## BEDROOM TWO

10'00" 9'5" (3.05m 2.87m)



## BEDROOM ONE

14'00" 11'9" (4.27m 3.58m )



## 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: C

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

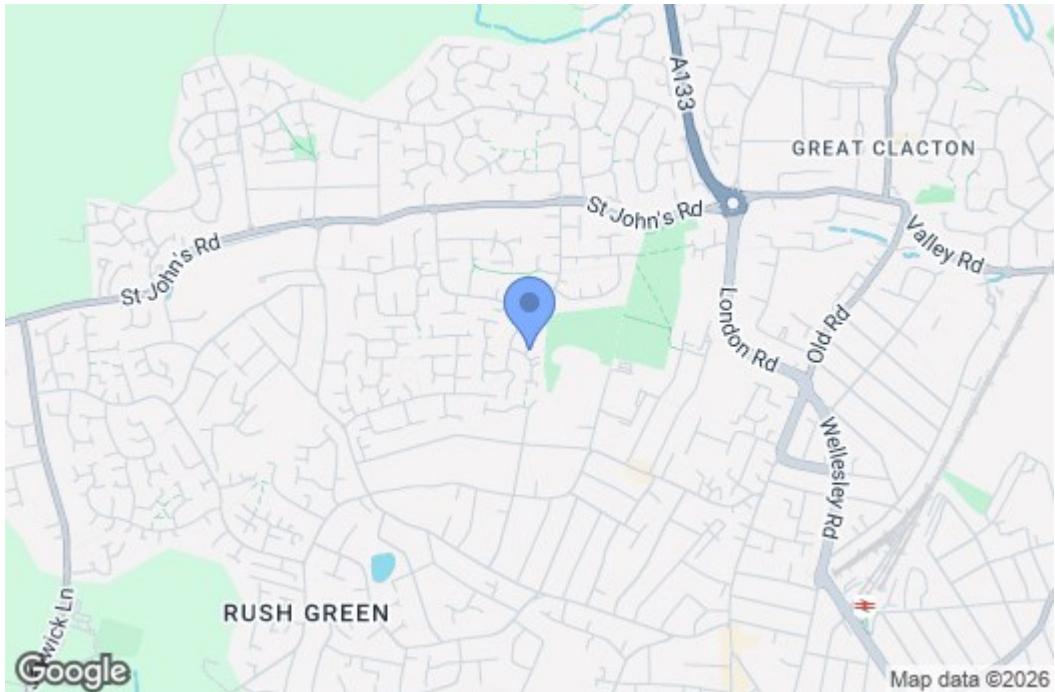
Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find

Garden Facing: West

## Map

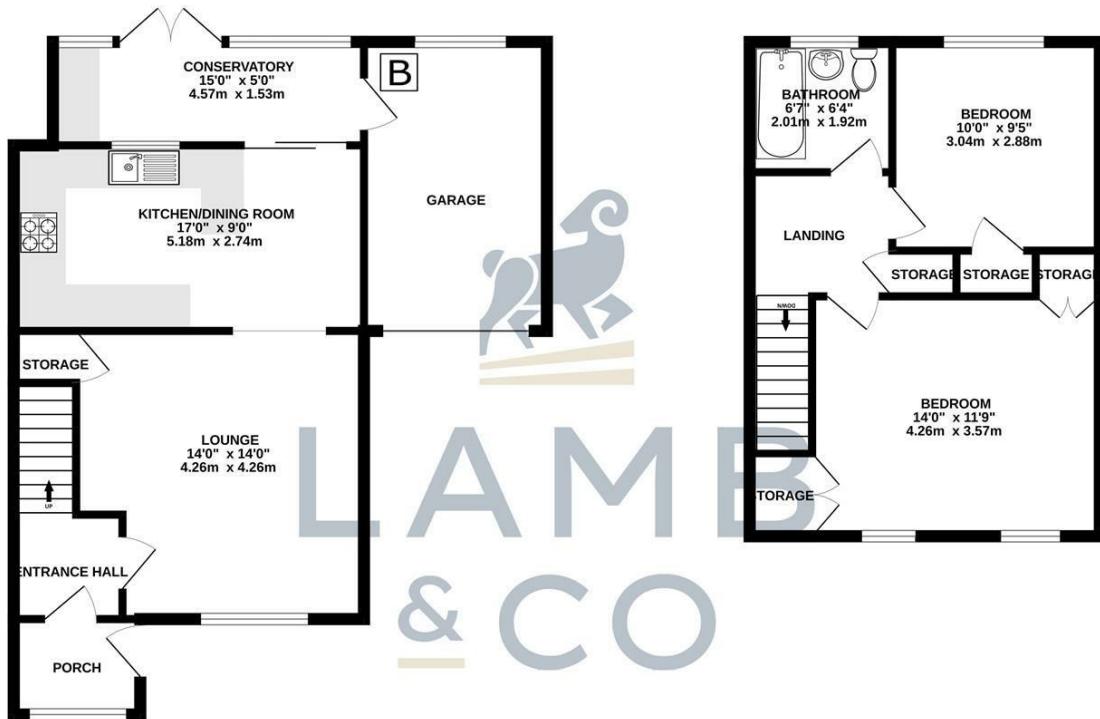


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			78
(69-80) C			
(55-68) D			62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA : 901 sq.ft. (83.8 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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