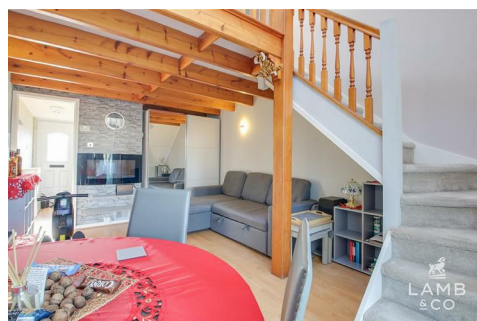




LAMB & CO

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Inspired by property, driven by passion.



CAMELLIA CRESCENT, CLACTON-ON-SEA, CO16 7EU

PRICE £185,000

A compact and well-situated one-bedroom terraced house in the coastal town of Clacton-on-Sea, offering an ideal opportunity for first-time buyers, investors, or a seaside bolt-hole. This property presents a manageable and affordable home with potential to personalise and make your own.

- One Bedroom
- Well Presented
- Garage in Block
- Conservatory
- Low Maintenance Garden
- EPC D

ENTRANCE HALL

KITCHEN

7'8" 7'4" (2.34m 2.24m)



LOUNGE

14'8" 11'00" (4.47m 3.35m)



CONSERVATORY

10'00" 8'9" (3.05m 2.67m)



BEDROOM

11'3" 9'7" (3.43m 2.92m)



BATHROOM

11'00" 7'3" (3.35m 2.21m)



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.

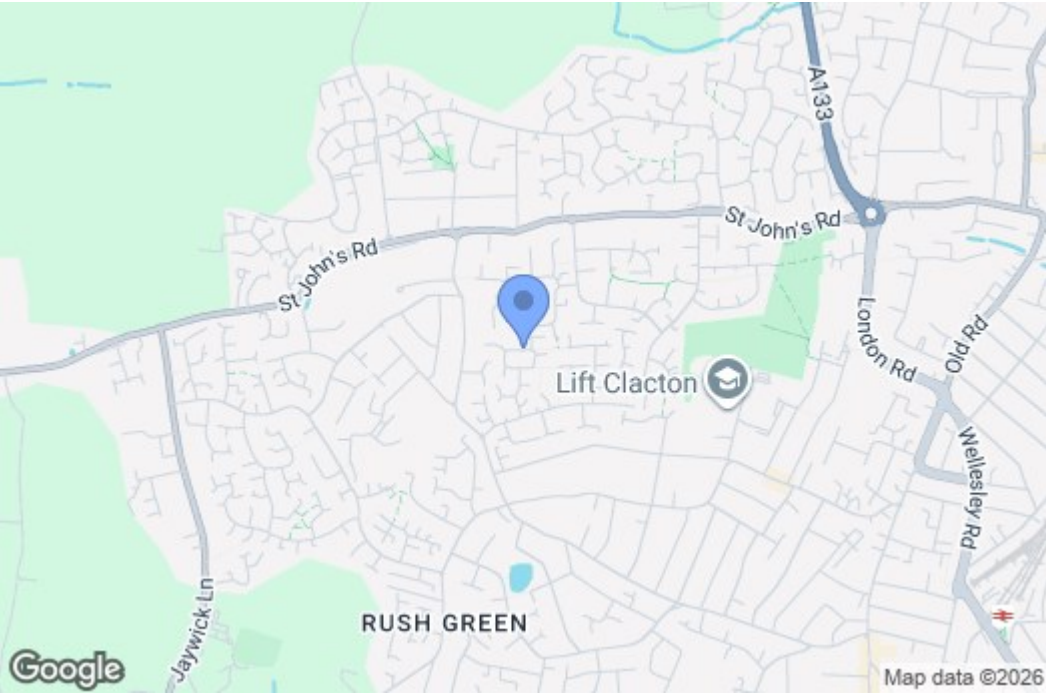
AML

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.

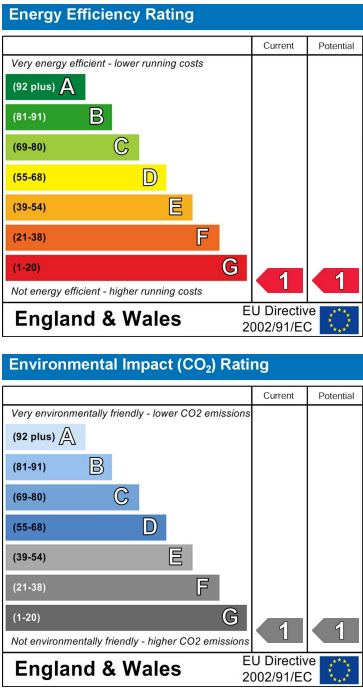
Material Information

Council Tax Band: A
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: Needs To Find
Garden Facing: North

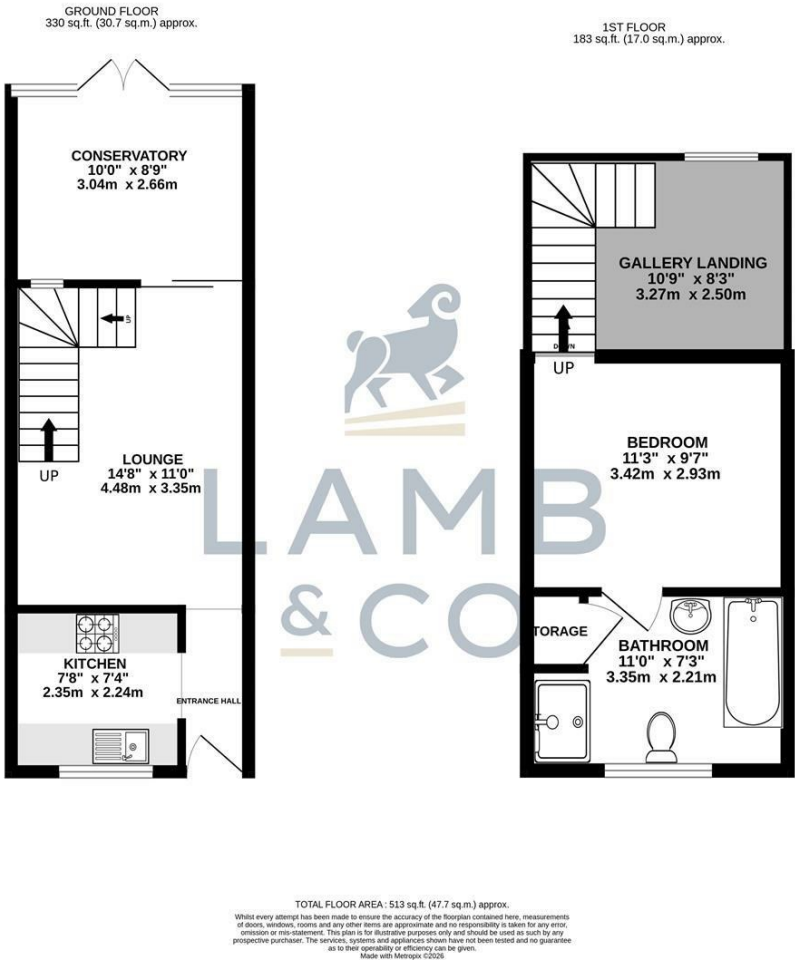
Map



EPC Graphs



Floorplan



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.