



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



ST. OSYTH ROAD, CLACTON-ON-SEA, CO15 3DP

GUIDE PRICE £230,000

Guide Price £230,000 - £240,000. An extremely well presented, older style semi-detached property which offers two first floor bedrooms plus attic room. The master bedroom boasts an en-suite cloakroom and the family bathroom has been modernised in recent years. The ground floor offers two reception rooms plus a recently refitted kitchen and a handy lean-to. Externally there is a beautiful South Westerly facing garden with decked area.

- Two/Three Bedrooms
- Modern Kitchen & Bathroom
- South Facing Garden
- En-Suite Cloakroom
- Two Reception Rooms
- EPC E



DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

13'4 max x 11'9 (4.06m max x 3.58m)



DINING ROOM

11'9 x 10'3 (3.58m x 3.12m)



KITCHEN

11'4 x 7'7 (3.45m x 2.31m)



LEAN-TO

11'2 x 7'5 (3.40m x 2.26m)

FIRST FLOOR

LANDING

BEDROOM ONE

11'9 x 11' (3.58m x 3.35m)



EN-SUITE WC

5'9 x 3'8 max (1.75m x 1.12m max)

BEDROOM TWO

7'7 x 7'6 (2.31m x 2.29m)



BATHROOM

7'8 x 7'2 (2.34m x 2.18m)

ATTIC ROOM

12' x 10'9 (3.66m x 3.28m)

OUTSIDE



FRONT

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.

Additional Information Clacton

Council Tax Band: A

Heating: Gas

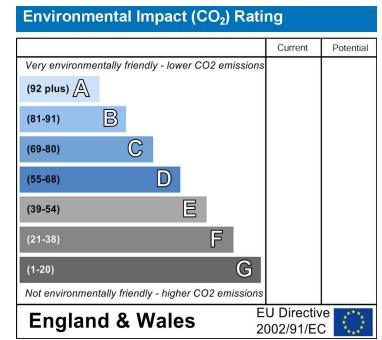
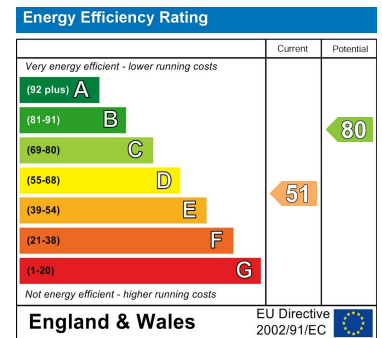
Seller's Position: Needs To Find

Garden Facing: South

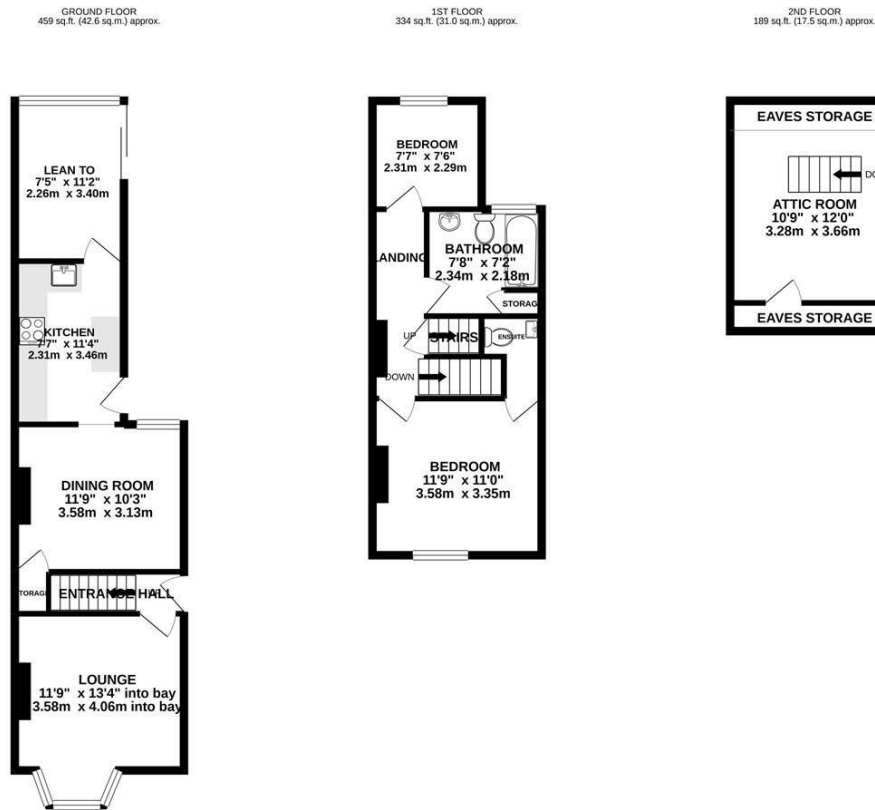
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 982 sq. ft. (91.2 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 is given as to their operability or efficiency can be given.
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