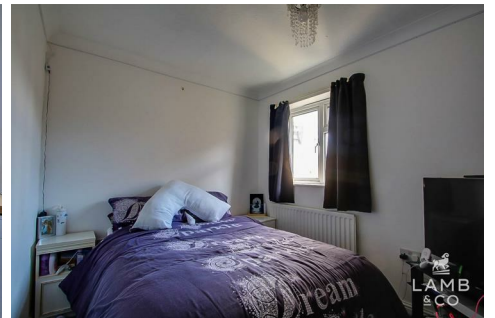




LAMB & CO

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Inspired by property, driven by passion.



FAIRFIELD ROAD, CLACTON ON SEA, CO15 3QP PRICE £195,000

Position approximately one mile from Clacton's town centre, sea front and mainline railway station. This property presents an Ideal first time buy or buy-to-let opportunity with the potential rental income of £800pcm.

- Two Bedrooms
- No Onward Chain
- Low-Maintenance Garden
- One Allocated Parking Space
- Close To Local Amenities
- EPC D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE

LOUNGE

15'4 x 10'3 (4.67m x 3.12m)



KITCHEN

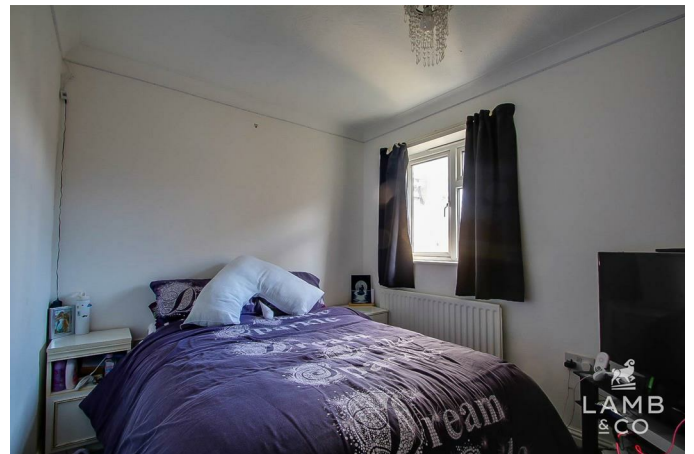
13'1 x 9'1 (3.99m x 2.77m)



FIRST FLOOR

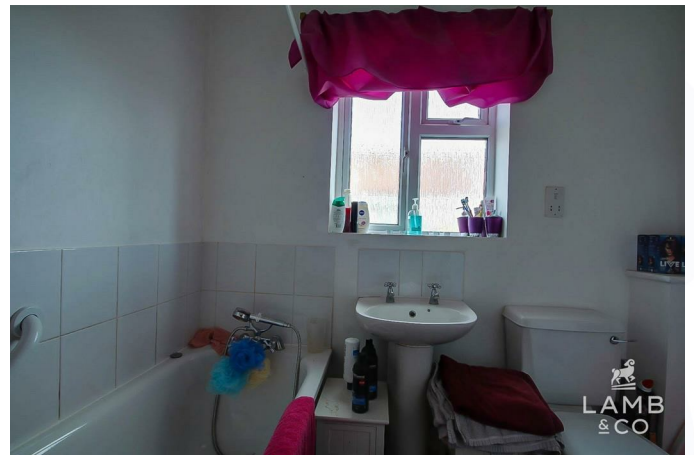
BEDROOM TWO

13'0 x 8'4 (3.96m x 2.54m)



BATHROOM

7'6 x 6'5 (2.29m x 1.96m)



BEDROOM ONE

13'1 x 7'11 (3.99m x 2.41m)



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.

Additional Information Clacton

Council Tax Band: B

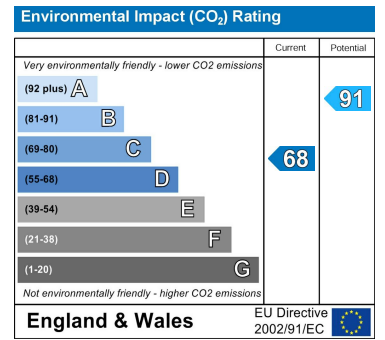
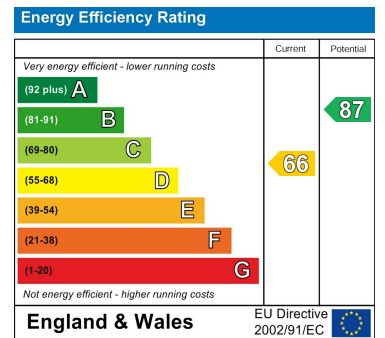
Heating: Gas

Seller's Position: No Onward Chain

Map



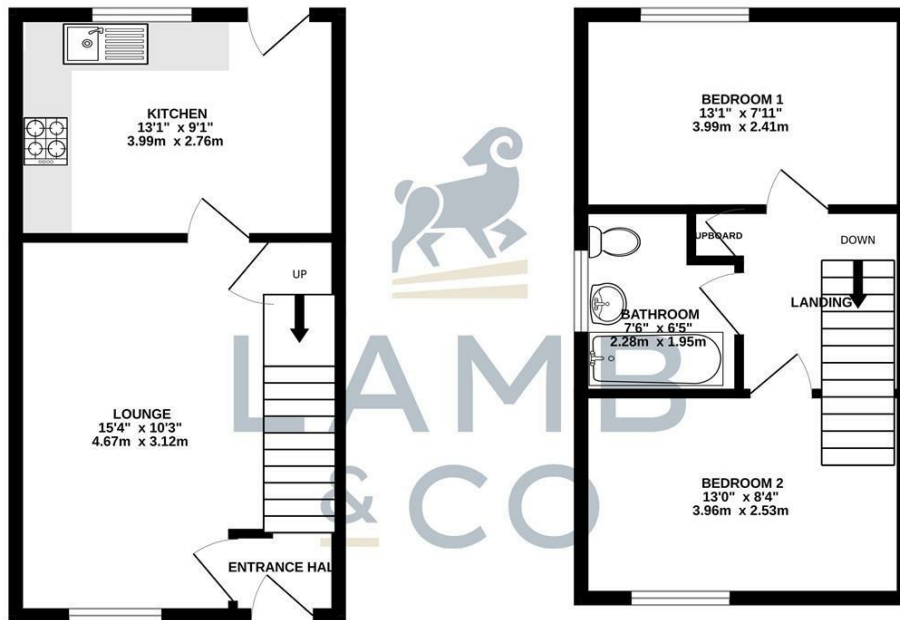
EPC Graphs



Floorplan

GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.

1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.4 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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