



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



NELSON ROAD, CLACTON-ON-SEA, CO15 1LU

GUIDE PRICE £325,000

Guide Price £325,000 - £350,000. This contemporary townhouse, built in 2021, presents an ideal opportunity for seaside living. Boasting 3 spacious bedrooms with the potential for a fourth, this home offers versatile accommodation for families. The property features a modern design with quality finishes, providing a stylish yet functional living environment.

- Three/Four Bedrooms
- Two Bathrooms/Three WCs
- No Onward Chain
- 100m to Beach
- Two Car Driveway
- Built In 2021
- Balcony with Sea View
- EPC - B



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ENTRANCE HALL



LOUNGE/DINER

14'7" x 14'00" (4.45m x 4.27m)



KITCHEN

13'4" x 7'7" (4.06m x 2.31m)



BEDROOM ONE

14'7" x 11'2" (4.45m x 3.40m)



WC

4'10" x 4'5" (1.47m x 1.35m)

BEDROOM THREE

14'7" x 11'00" (4.45m x 3.35m)



BATHROOM

10'5" x 7'7" (3.18m x 2.31m)



DRESSING ROOM/POTENTIAL BEDROOM FOUR

14'7" x 10'7" (4.45m x 3.23m)



BEDROOM TWO

14'7" x 12'10" (4.45m x 3.91m)



In addition of a Velux window there is potential for it to be a fourth bedroom.

OUTSIDE



SHOWER ROOM

8'2" x 8'00" (2.49m x 2.44m)



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

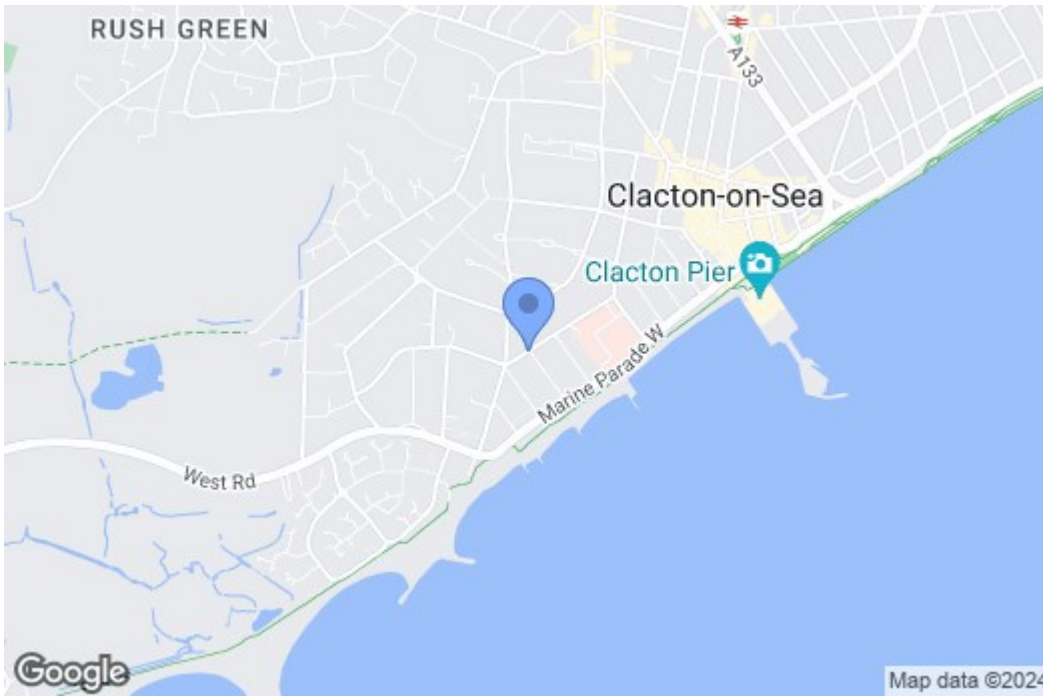
Council Tax Band: D

Heating: Gas

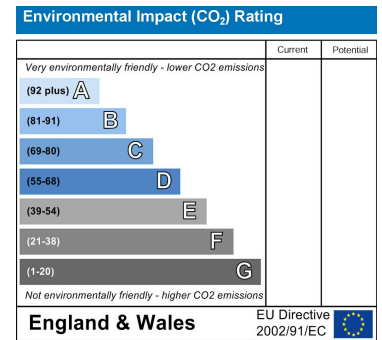
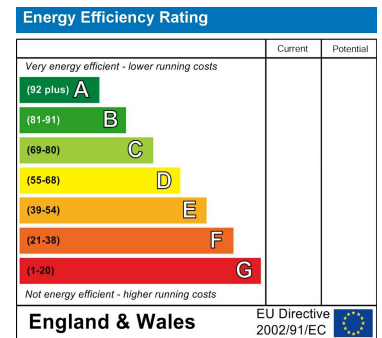
Seller's Position: No Onward Chain

Garden Facing: East

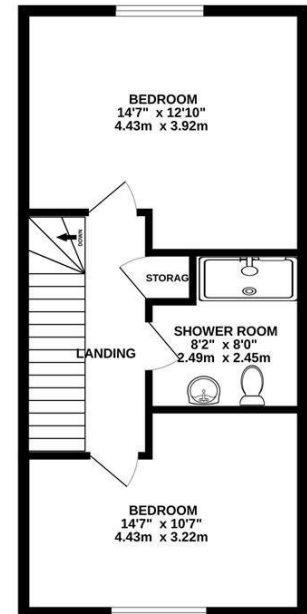
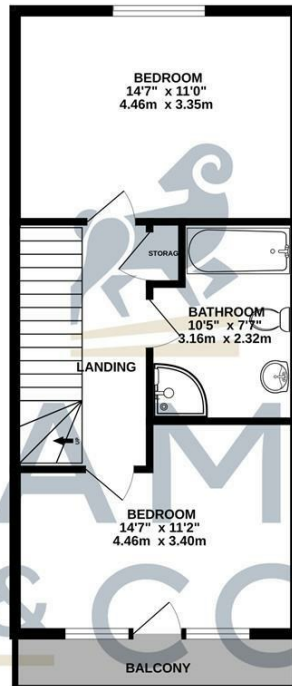
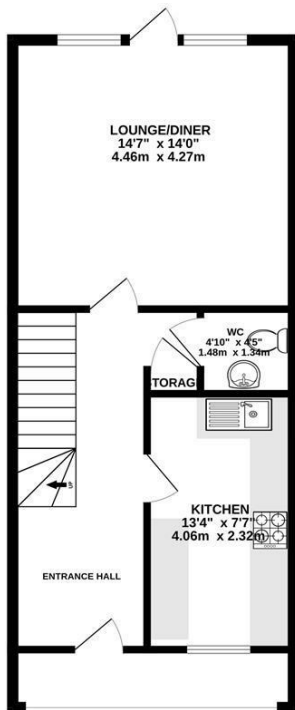
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1438 sq.ft. (133.6 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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