



LAMB & CO

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BRANSTON ROAD, CLACTON-ON-SEA, CO15 3HE GUIDE PRICE £210,000

Guide Price £210,000-£220,000 Ideal for first-time buyers, this two-bedroom property offers two reception rooms, two bathrooms, and a sizeable rear garden. Conveniently located close to local amenities and offered with no onward chain, it presents an excellent opportunity for a hassle-free move.

- Two Bedrooms
- No Onward Chain
- Two Reception Rooms
- Two Bathrooms
- Proximity to Local Amenities
- EPC-D



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



LOUNGE

14'0 x 10'7 (4.27m x 3.23m)



KITCHEN

9'0 x 6'0 (2.74m x 1.83m)



SITTING/DINING ROOM

12'0 x 10'0 (3.66m x 3.05m)



WET ROOM

10'3 x 3'9 (3.12m x 1.14m)



FIRST FLOOR

BATHROOM

9'7 x 7'2 (2.92m x 2.18m)



BEDROOM ONE

16'2 x 12'0 (4.93m x 3.66m)



BEDROOM TWO

12'2 x 10'0 (3.71m x 3.05m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: B

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: EE, Three, Vodafone & O2

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Service Water- Low - Rivers & Sea-
Very Low

Additional Charges: N/A

Seller's Position: No Onward Chain

Garden Facing: West/North

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.

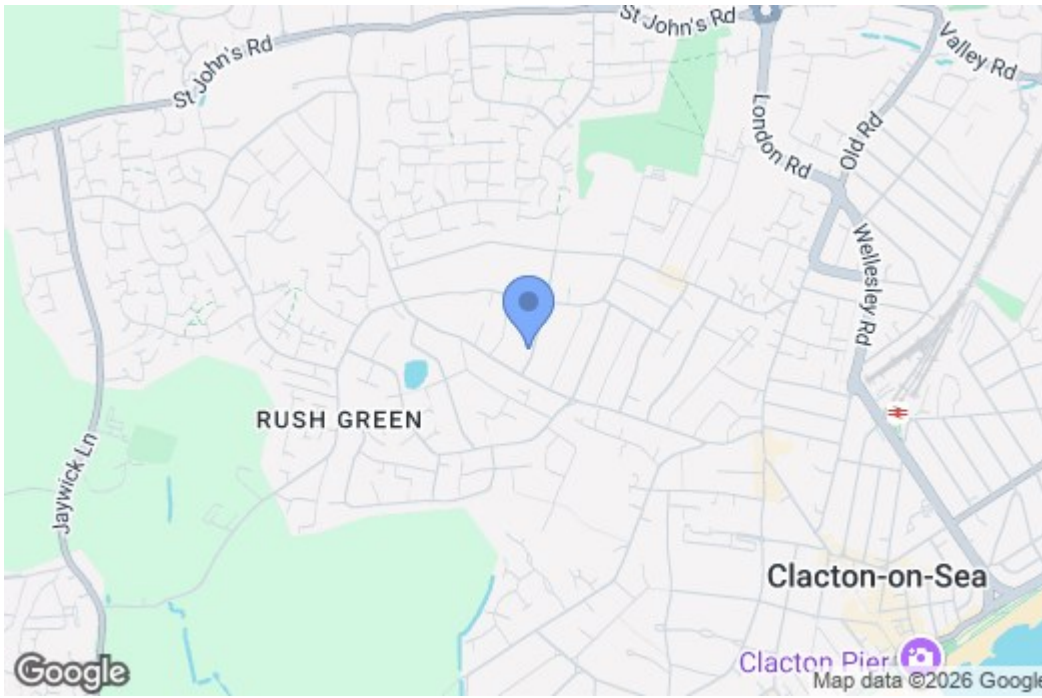
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ANTI-MONEY LAUNDERING REGULATIONS 2017

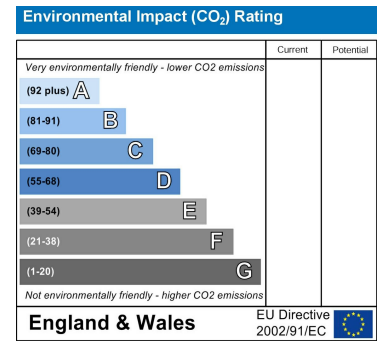
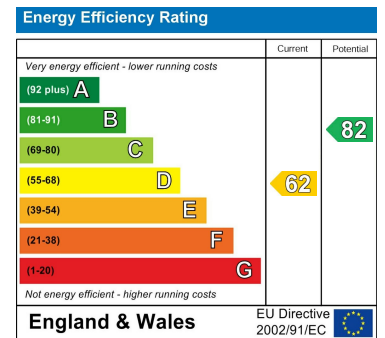
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



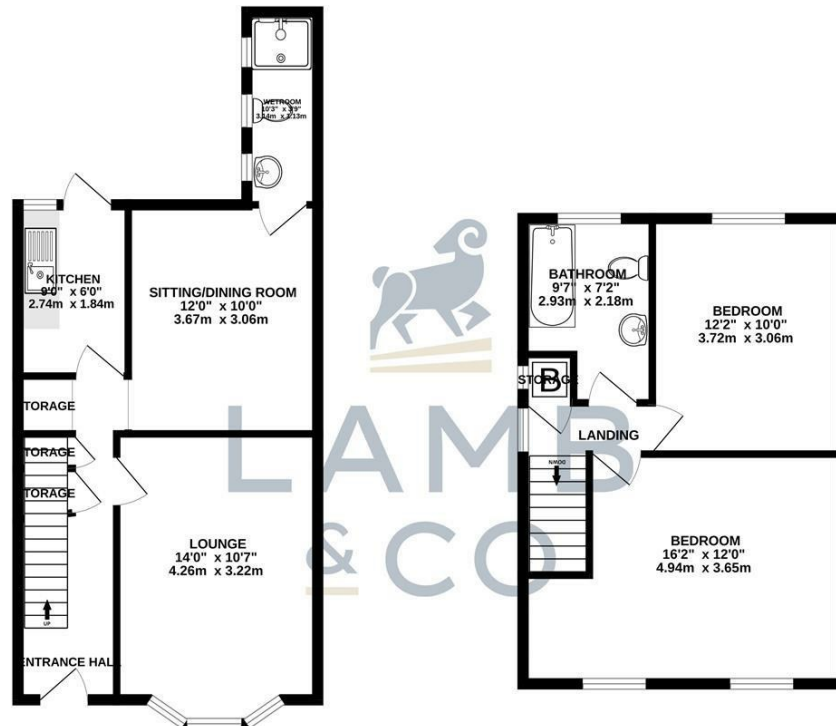
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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