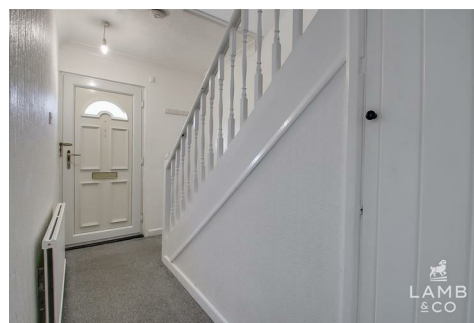




LAMB & CO

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Inspired by property, driven by passion.



LONDON ROAD, CLACTON-ON-SEA, CO15 3SN

PRICE £215,000

Situated on London Road in Clacton-on-Sea, this three-bedroom semi-detached house offers spacious and versatile accommodation, making it an ideal choice for families and those seeking additional living space. The ground floor features a separate lounge and dining room. To the rear, a conservatory offers further living space plus a handy ground floor WC and leads to the generous rear garden. Upstairs, the property benefits from three well-proportioned bedrooms and a family bathroom.

- Three Bedrooms
- No Onward Chain
- Close to Amenities
- Generous Garden
- Ground Floor WC
- EPC D
- Modern Kitchen
- Conservatory



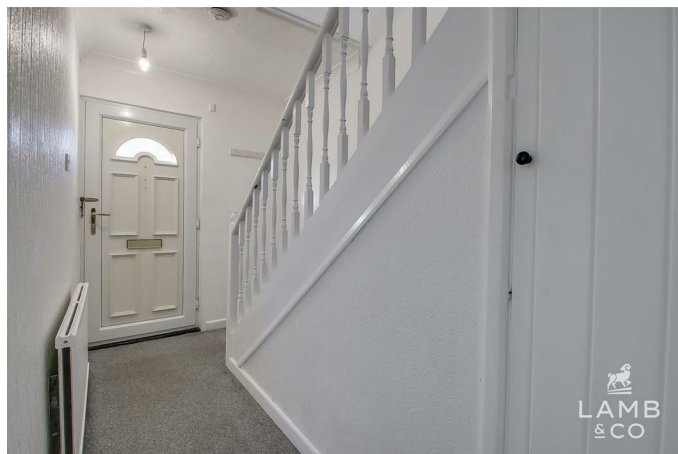
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Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



KITCHEN

11'0" x 9'0" (3.35m x 2.74m)



LOUNGE

12'6" x 11'4" (3.81m x 3.45m)



DINING ROOM

11'4" x 9'2" (3.45m x 2.79m)



CONSERVATORY

10'0" x 8'0" (3.05m x 2.44m)



WC

4'2" x 2'0" (1.27m x 0.61m)



BEDROOM TWO

11'2" x 8'9" (3.40m x 2.67m)



FIRST FLOOR

LANDING

BEDROOM ONE

11'6" x 8'9" (3.51m x 2.67m)



BEDROOM THREE

8'9" x 8'0" (2.67m x 2.44m)



BATHROOM

7'2" x 7'1" (2.18m x 2.16m)



GARDEN



REAR ASPECT



FRONT ASPECT



Material Information

Council Tax Band: B

Heating: Gas

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast Fibre

Mobile Coverage:

O2 - 77%

EE - 81%

Three - 81%

Vodafone - 84%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very Low

Surface Water - Very Lw

Additional Charges: N/A

Seller's Position: No Onward Chain

Garden Facing: North East

Non-Standard Features to note: N/A

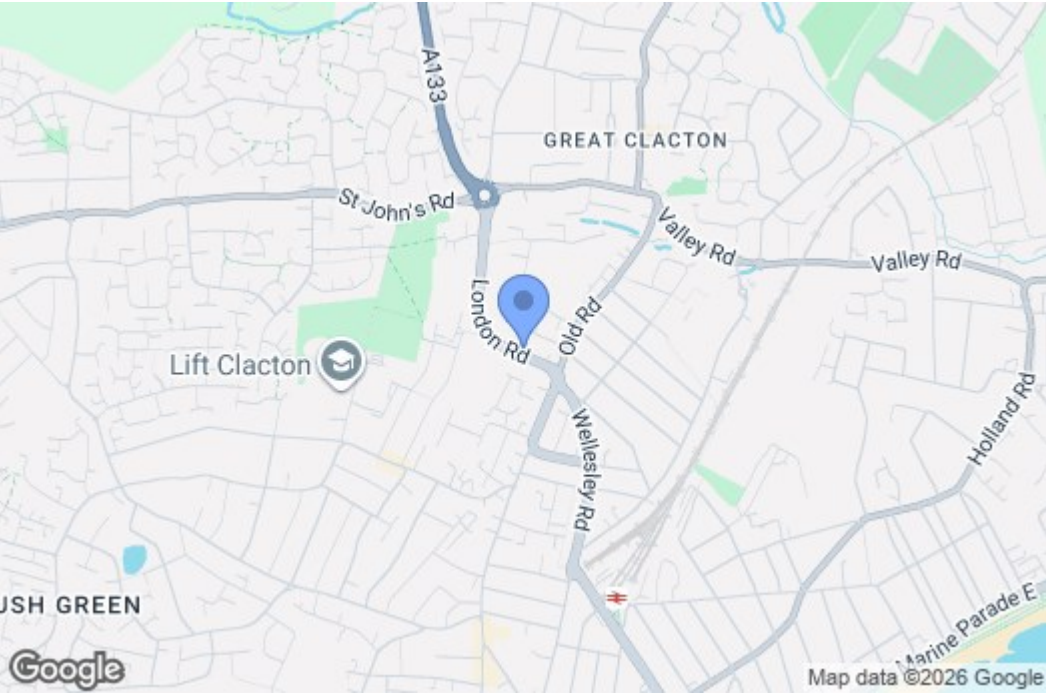
Agents Note Sales

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.

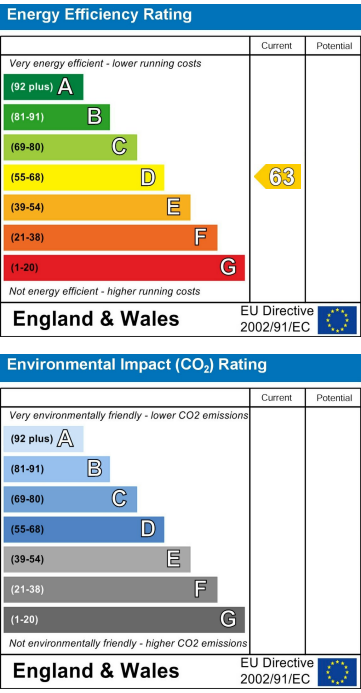
AML

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.

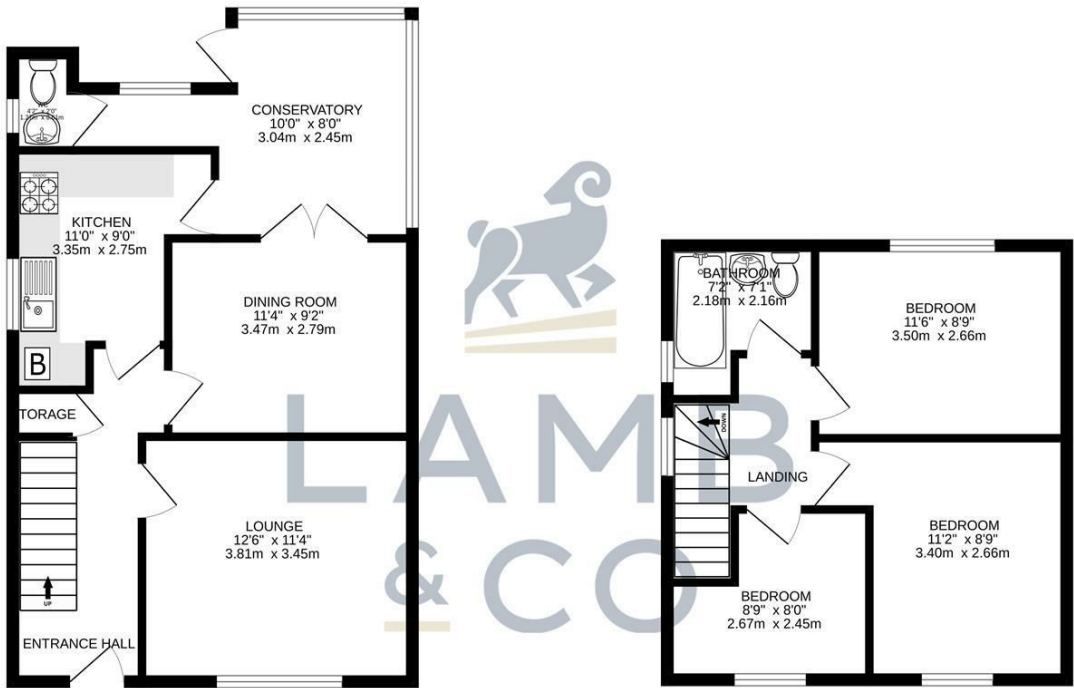
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 910 sq.ft. (84.6 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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