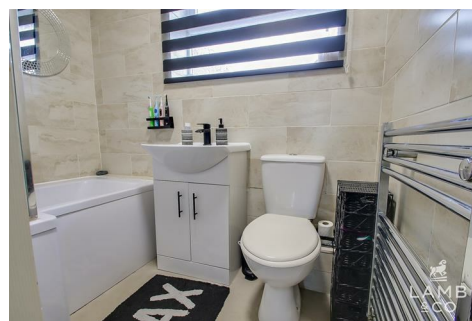




LAMB & CO

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SALVIA CLOSE, CLACTON-ON-SEA, CO16 7BZ

GUIDE PRICE £230,000

Guide Price £230,000 - £250,000. A fantastic opportunity to purchase this three-bedroom semi-detached home in Clacton-on-Sea. Ideal for families, first-time buyers or those looking to move to the coast, the property offers comfortable living space and excellent potential. A particular highlight is the south-facing rear garden, providing a sunny outdoor space ideal for relaxing, entertaining guests and enjoying the warmer months.

- Three Bedrooms
- Well Presented
- Garage & Off Road Parking
- Close To Amenities
- South Facing Garden
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN

11'10" 9'1" (3.61m 2.77m)

LOUNGE

16'7" 12'4" (5.05m 3.76m)

BEDROOM THREE

8'10" 6'11" (2.69m 2.11m)



BEDROOM ONE

11'8" 9'5" (3.56m 2.87m)



BEDROOM TWO

10'6" 9'5" (3.20m 2.87m)



BATHROOM

6'10" 6'2" (2.08m 1.88m)

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.

Material Information

Council Tax Band: B

Heating: Gas

Services: All Mains

Mains electricity - Yes

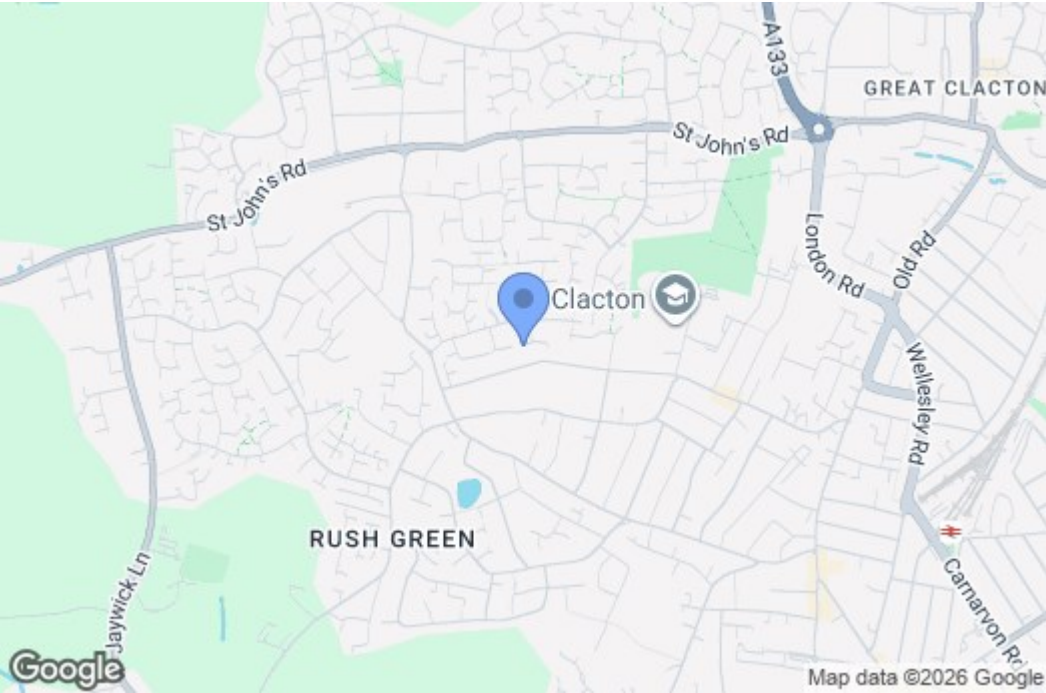
Mains gas - Yes

Mains water - Yes

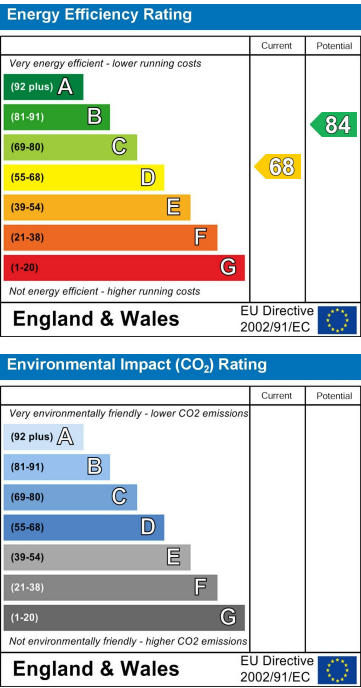
Mains drainage - Yes
Other -No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: South
Non-Standard Features to note: No



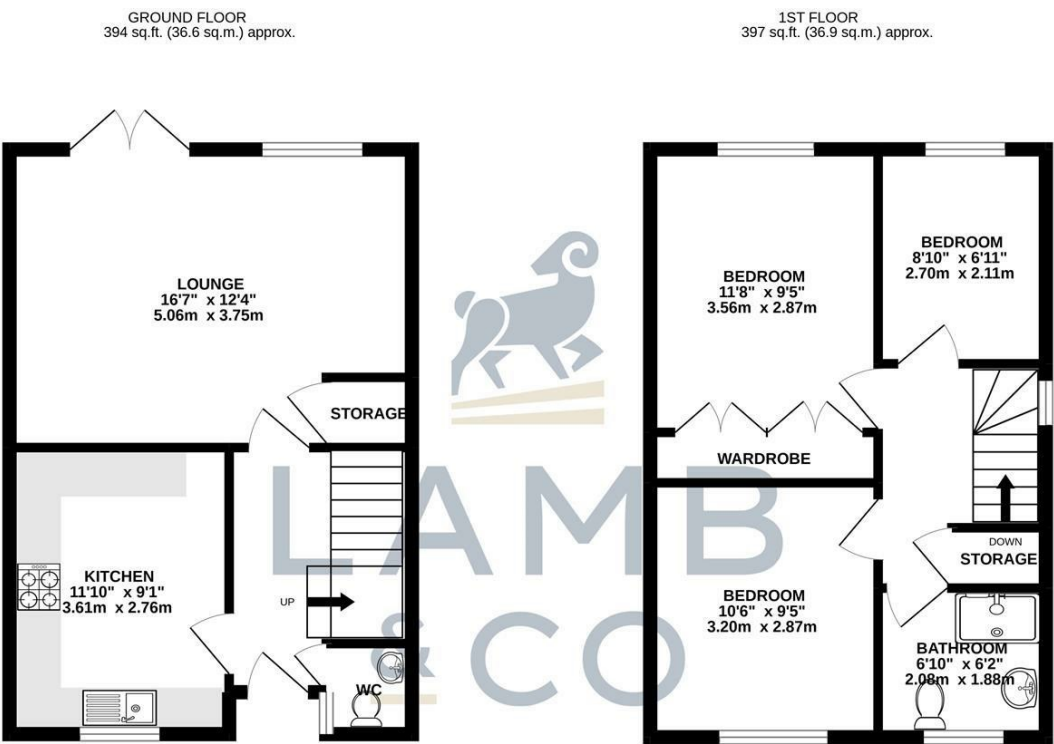
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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