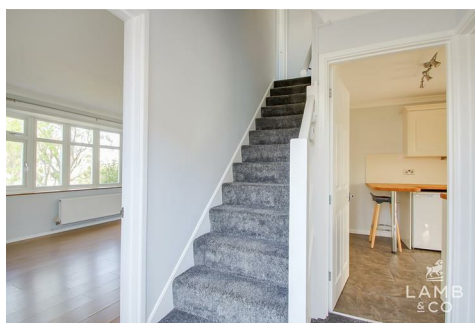




LAMB & CO

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Inspired by property, driven by passion.



THORPE ROAD, CLACTON-ON-SEA, CO15 4QS

PRICE £245,000

Situated on Thorpe Road, this two-bedroom semi-detached home offers versatile accommodation, ideal for families or first-time buyers

The property benefits from a flexible ground floor layout, including an additional reception room that could serve as a potential third bedroom, home office or playroom, depending on your needs. A bright conservatory to the rear provides further living space leading to the south-east facing garden, creating the perfect spot for relaxing or entertaining.

Offered to the market with the added advantage of no onward chain, this is an excellent opportunity for buyers seeking a straightforward move into a versatile and well-located home.

- Two Bedroom Semi-Detached House
- No Onward Chain
- Conservatory
- Potential for Three Bedrooms
- Garage & Off Road Parking
- EPC D



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Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



KITCHEN

12'9" x 8'5" (3.89m x 2.57m)



CONSERVATORY

11'7" x 9'2" (3.53m x 2.79m)



LOUNGE

15'0" x 11'4" (4.57m x 3.45m)



STUDY/BEDROOM

10'0" x 6'0" (3.05m x 1.83m)



BEDROOM ONE

11'6" x 11'5" (3.51m x 3.48m)



BEDROOM TWO

11'7" x 8'3" (3.53m x 2.51m)



BATHROOM

8'7" x 4'5" (2.62m x 1.35m)



GARDEN



FRONT ASPECT



REAR ASPECT



Material Information

Council Tax Band: B

Heating: Gas
Services: Mains
Broadband: Ultrafast Fibre
Mobile Coverage: Three-78%, Vodafone-78%,
EE-77%, EE-73%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: Surface Water-Very low, Rivers & Sea-
Very low
Additional Charges: N/A
Seller's Position: No onward chain
Garden Facing: South East

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		60	86
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.

CONSERVATORY
11'7" x 9'2"
3.52m x 2.79m

KITCHEN
12'9" x 8'5"
3.88m x 2.56m

BEDROOM/STUDY
10'0" x 6'0"
3.06m x 1.82m

LOUNGE
15'0" x 11'4"
4.56m x 3.46m

ENTRANCE HALL

LANDING

BEDROOM
11'7" x 8'3"
3.53m x 2.50m

BATHROOM
8'7" x 4'5"
2.60m x 1.35m

BEDROOM
11'6" x 11'5"
3.50m x 3.48m

TOTAL FLOOR AREA : 841 sq.ft. (78.1 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.

Made with Metaplan C2006



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