



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



THOROUGHGOOD ROAD, CLACTON-ON-SEA, CO15 6DD

PRICE £350,000

A fantastic opportunity to acquire a fully renovated freehold investment property, comprising two well-presented, self-contained flats. The property has been renovated throughout, offering modern and attractive accommodation across both units. potentially generating a combined rental income of £27,600 per annum, this is an ideal opportunity for investors seeking a ready-made asset with strong rental appeal.

- Five Bedrooms
- x2 Self Contained Flats
- Newly Renovated
- Approx £27,600 Annual Rental Income
- Chain Free
- EPC C & D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOBBY



GROUND FLOOR FLAT

BEDROOM ONE

15'0" x 12'9" (4.57m x 3.89m)



SHOWER ROOM

12'0" x 4'0" (3.66m x 1.22m)



BEDROOM TWO

12'0" x 7'9" (3.66m x 2.36m)



KITCHEN

12'4" x 9'0" (3.76m x 2.74m)



LOUNGE

12'4" x 12'0" (3.76m x 3.66m)



LOUNGE

15'0" x 13'0" (4.57m x 3.96m)



FIRST FLOOR FLAT

LANDING



BEDROOM ONE

12'4" x 12'0" (3.76m x 3.66m)



BEDROOM THREE

9'0" x 5'5" (2.74m x 1.65m)



W/C



BATHROOM

8'1" x 6'0" (2.46m x 1.83m)



KITCHEN

8'0" x 7'6" (2.44m x 2.29m)



BEDROOM TWO

12'6" x 9'2" (3.81m x 2.79m)

OUTSIDE FRONT



OUTSIDE REAR



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.

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.

Material Information

Council Tax Band: A

Heating: GCH

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast

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 low

Additional Charges: N/A

Seller's Position: No Onward Chain

Garden Facing: West

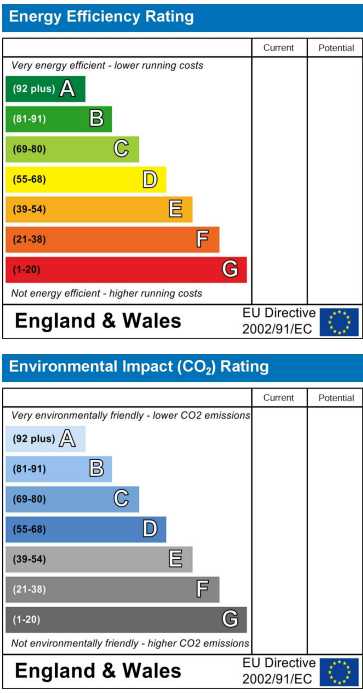
Non-Standard Features to note: N/A



Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 672 sq.ft. (62.4 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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