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

PRICE £235,000

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
- Potential for Three Bedrooms
- No Onward Chain
- Garage & Off Road Parking
- Conservatory
- 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

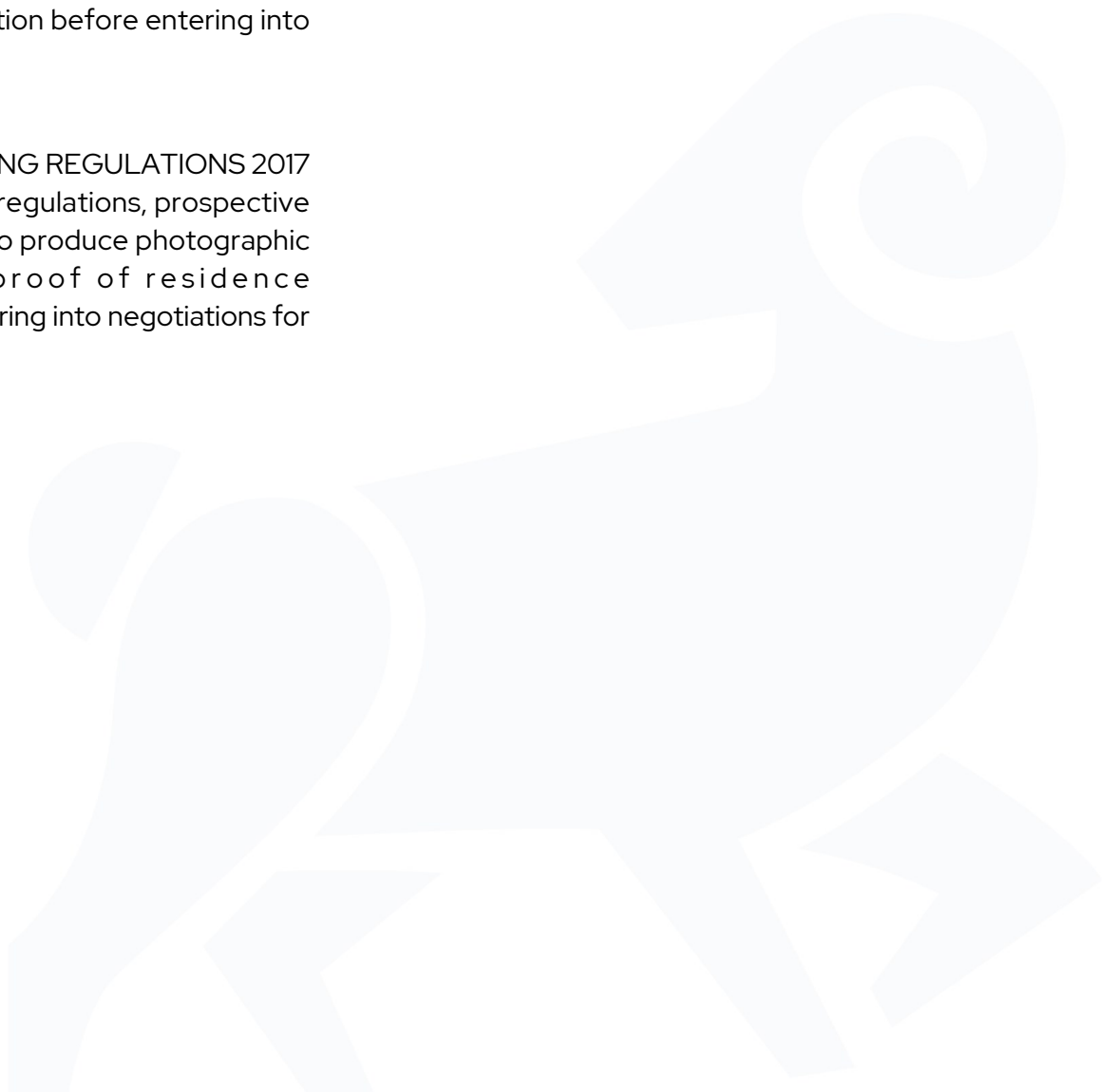
Heating: Gas
Services: Mains
Broadband: Ultrafast Fibre
Mobile Coverage: Three-78%, Vodaphone-78%,
EE-77%, EE-73%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: Surface Water-Very low, Rivers & Sea-
Very low
Additional Charges: N/A
Seller's Position: No onward chain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

Agents Note Sales

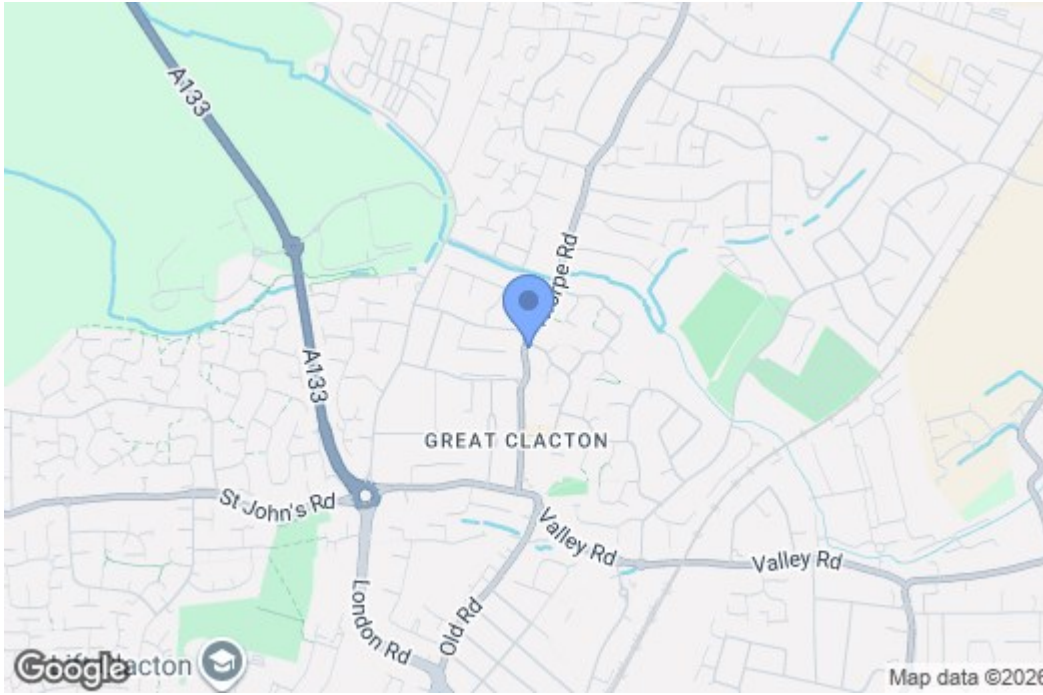
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

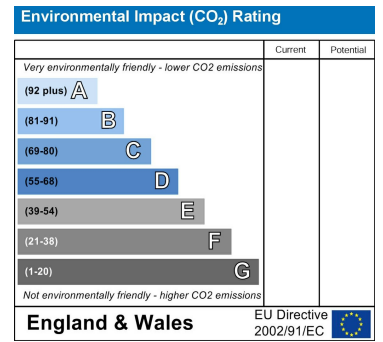
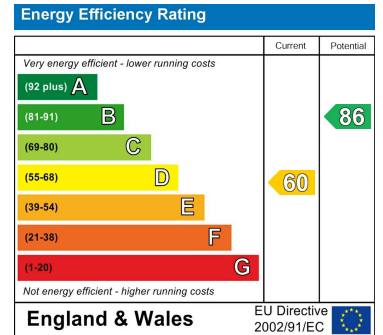
ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.



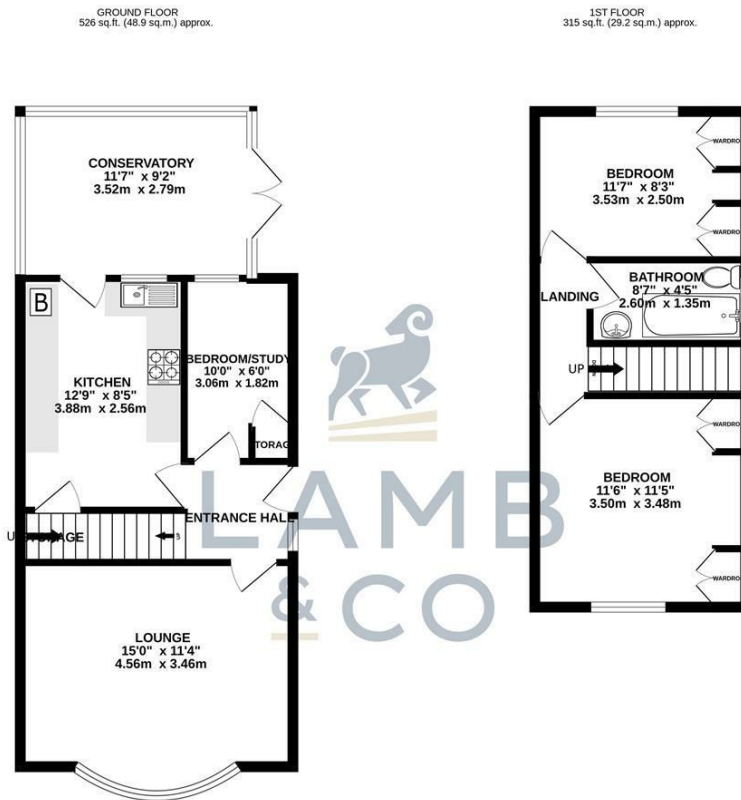
Map



EPC Graphs



Floorplan



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.
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