



LAMB & CO

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

GUIDE PRICE £325,000

**** GUIDE PRICE £325,000 - £350,000 **** A character-filled, detached family home located in the sought after East Clacton area, within easy reach of the train station and Clacton County High School. This warm, inviting property boasts over 1,400 Sq Ft of accommodation including a 27' lounge/diner, conservatory, off-road parking for three cars and a sunny, South-West facing garden.

- Four Bedrooms
- East Clacton
- South West Facing Garden
- Complete Onward Chain
- Off Road Parking
- EPC E
- Conservatory
- 27' Lounge/Diner

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE/DINER

27' max x 13' (8.23m max x 3.96m)



KITCHEN

18'4 x 11'3 (5.59m x 3.43m)



CONSERVATORY

15' x 7'5 (4.57m x 2.26m)



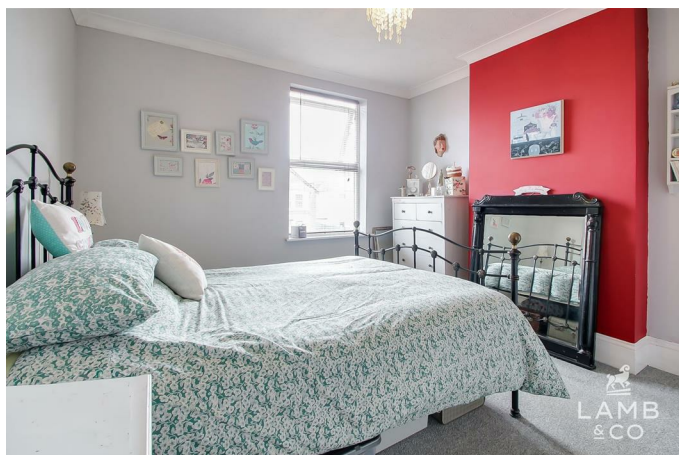
FIRST FLOOR

LANDING



BEDROOM ONE

12' x 11'6 (3.66m x 3.51m)



BEDROOM TWO

12' x 11'5 (3.66m x 3.48m)



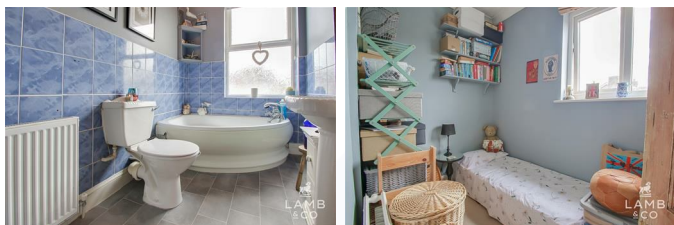
BEDROOM THREE

11'3 x 9'5 (3.43m x 2.87m)



BEDROOM FOUR

8'8 x 5'7 (2.64m x 1.70m)



BATHROOM

8'5 x 5'7 (2.57m x 1.70m)

OUTSIDE

FRONT

REAR



Material Information

Council Tax Band: C

Heating: Gas central heating

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other - None

Broadband: Ultrafast fibre available (up to 5500 mbps)

Mobile Coverage:

O2 - Good outdoor, variable in-home

EE - Good outdoor

Three - Good outdoor, variable in-home

Vodafone - Good outdoor and in-home

Construction: Solid brick

Restrictions: None known

Rights & Easements: None known

Flood Risk:

Rivers & Sea - Very low

Surface Water - Very low

Additional Charges: None

Seller's Position: Complete onward chain

Garden Facing: South West

Non-Standard Features to note: None

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

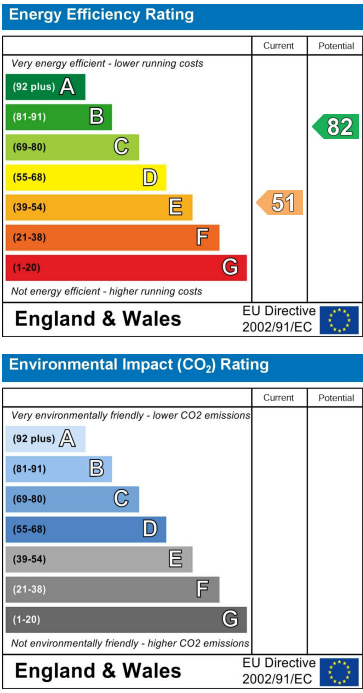
ANTI-MONEY LAUNDERING REGULATIONS 2017

- 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.

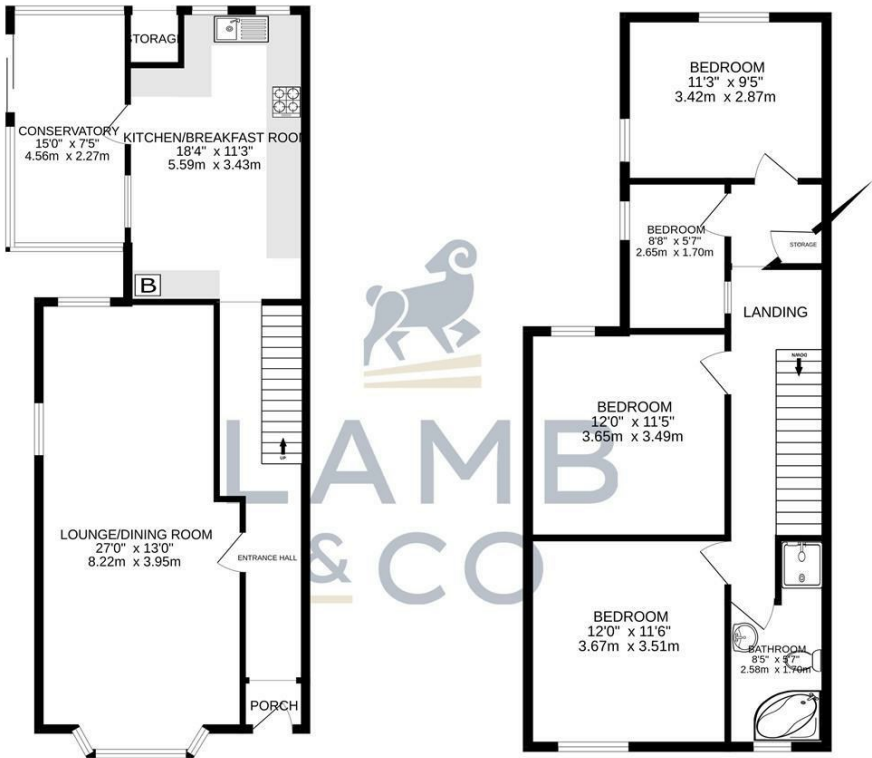
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1416 sq.ft. (131.6 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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