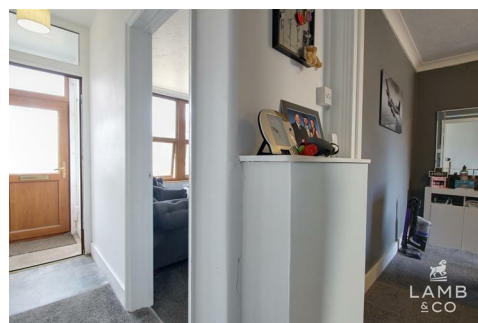
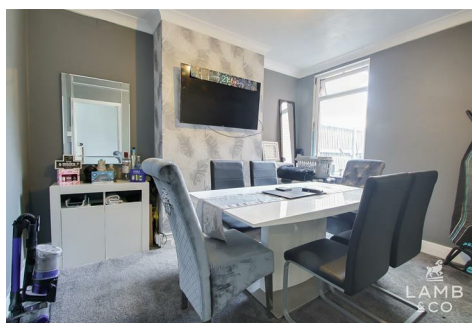




LAMB & CO

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Inspired by property, driven by passion.



OLD ROAD, CLACTON-ON-SEA, CO15 1HH

PRICE £245,000

Offered to the market with no onward chain, this three-bedroom terraced home presents an excellent opportunity for first-time buyers, growing families, or investors alike. Boasting three versatile reception rooms, the property offers flexible living accommodation, ideal for modern family life, entertaining, or creating a home office.

- Three Bedrooms
- Three Reception Rooms
- Off-Road Parking
- No Onward Chain
- Utility Room
- EPC C

FRONT ASPECT



ENTRANCE HALLWAY



LOUNGE

11'7 x 10'11 (3.53m x 3.33m)



SITTING ROOM

11'11 x 9'4 (3.63m x 2.84m)

DINING ROOM

9'8 x 9'5 (2.95m x 2.87m)



Paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

KITCHEN

9'8 x 4'11 (2.95m x 1.50m)



UTILITY ROOM

4'6 x 2'11 (1.37m x 0.89m)

CLOAKROOM

FIRST FLOOR



BATHROOM

5'6 x 5'1 (1.68m x 1.55m)



BEDROOM ONE

15'0 x 10'10 (4.57m x 3.30m)



BEDROOM THREE

9'5 x 9'2 (2.87m x 2.79m)



BEDROOM TWO

12'0 x 9'2 (3.66m x 2.79m)



OUTSIDE



OUTSIDE REAR



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: A

Heating: Gas

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast Fibre

Mobile Coverage:

O2 - 74%

EE - 80%

Three - 79%

Vodafone - 81%

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: South East

Non-Standard Features to note: N/A

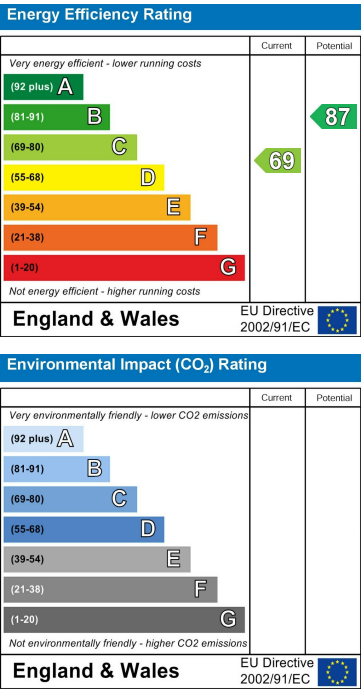
Agents Note Sales

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

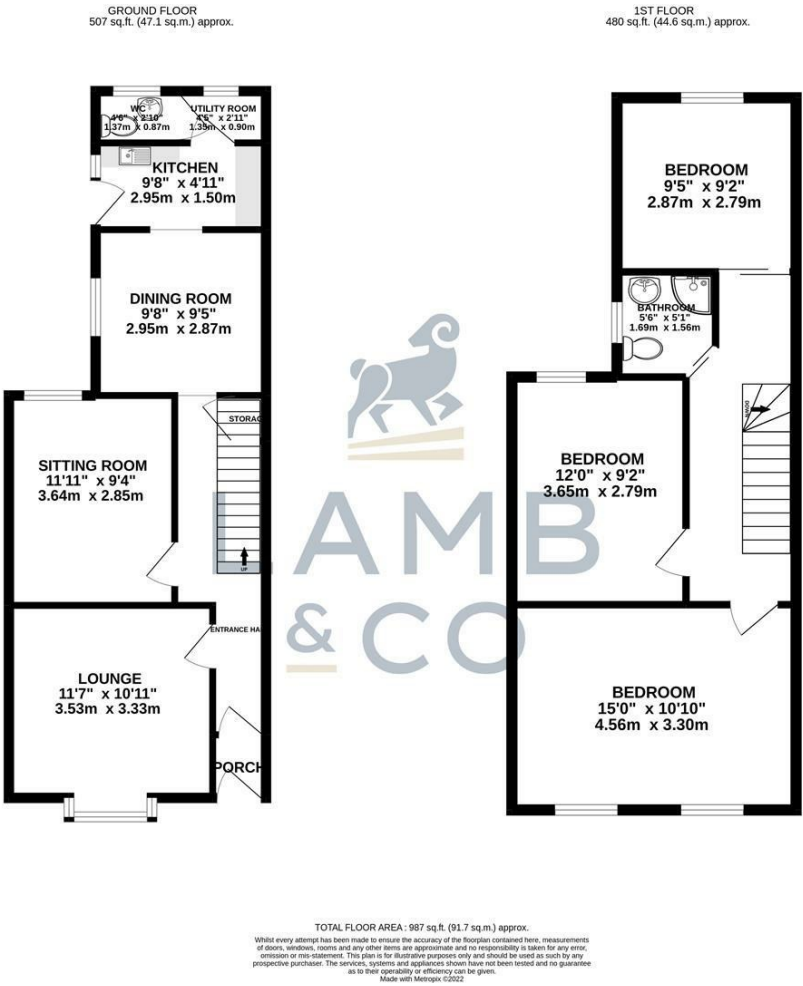
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.