



LAMB & CO

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Inspired by property, driven by passion.



## HOXTON CLOSE, CLACTON-ON-SEA, CO16 7HN

### GUIDE PRICE £230,000

**\*\*Guide Price £230,000-£240,000\*\*** This well-presented two-bedroom semi-detached house in Clacton-on-Sea offers comfortable and modern living, making it an ideal choice for first-time buyers, downsizers, or investors. The accommodation includes a bright lounge, a modern fitted kitchen, two well-proportioned bedrooms, and a stylish family bathroom. Conveniently located close to local amenities, schools, and transport links, this attractive home is ready to move straight into.

- Two Bedrooms
- Garage
- Kitchen/Diner

- Well presented
- Ideal First Time Buy

- Conservatory
- EPC D



## ENTRANCE HALL

## LOUNGE

14'00" 14'00" (4.27m 4.27m )



## KITCHEN/DINING ROOM

17'00" 9'00" (5.18m 2.74m)

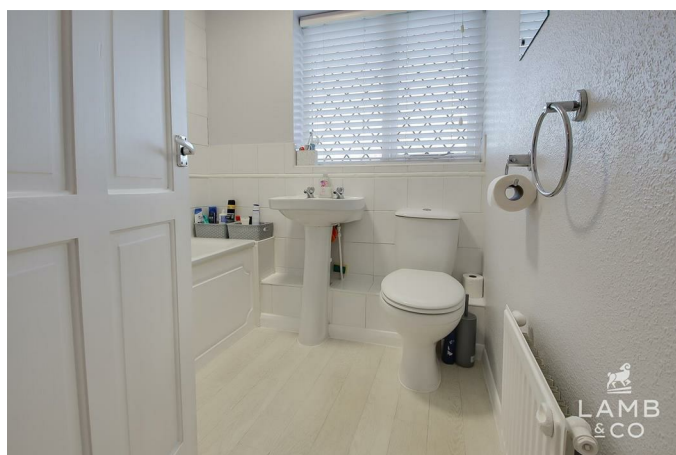


## CONSERVATORY

15'00" 5'00" (4.57m 1.52m )

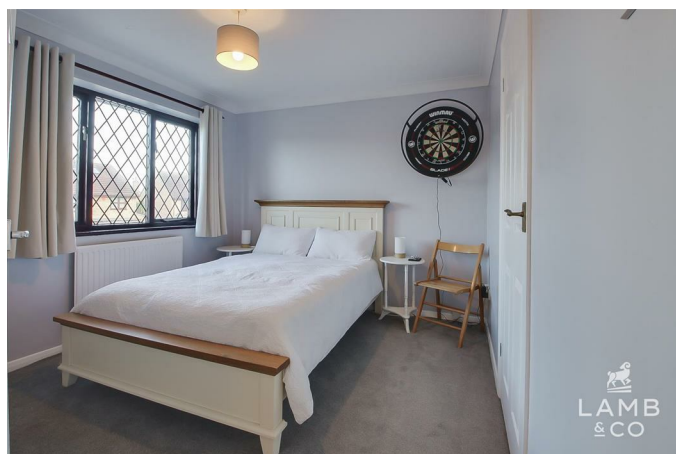
## BATHROOM

6'7" 6'4" (2.01m 1.93m)



## BEDROOM TWO

10'00" 9'5" (3.05m 2.87m)



## BEDROOM ONE

14'00" 11'9" (4.27m 3.58m )



## OUTSIDE

### OUTSIDE REAR



### 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.

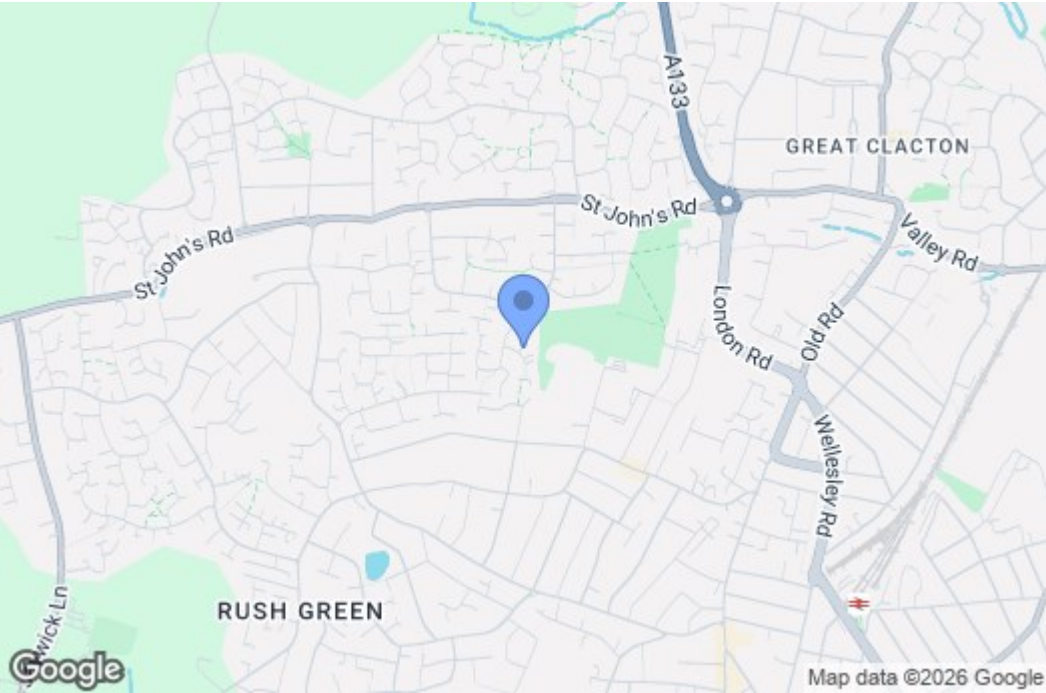
### AML

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.

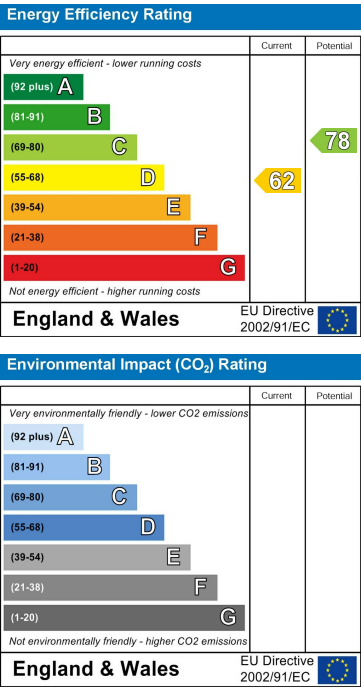
### Material Information

Council Tax Band: C  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: Good  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: Needs To Find  
Garden Facing: West

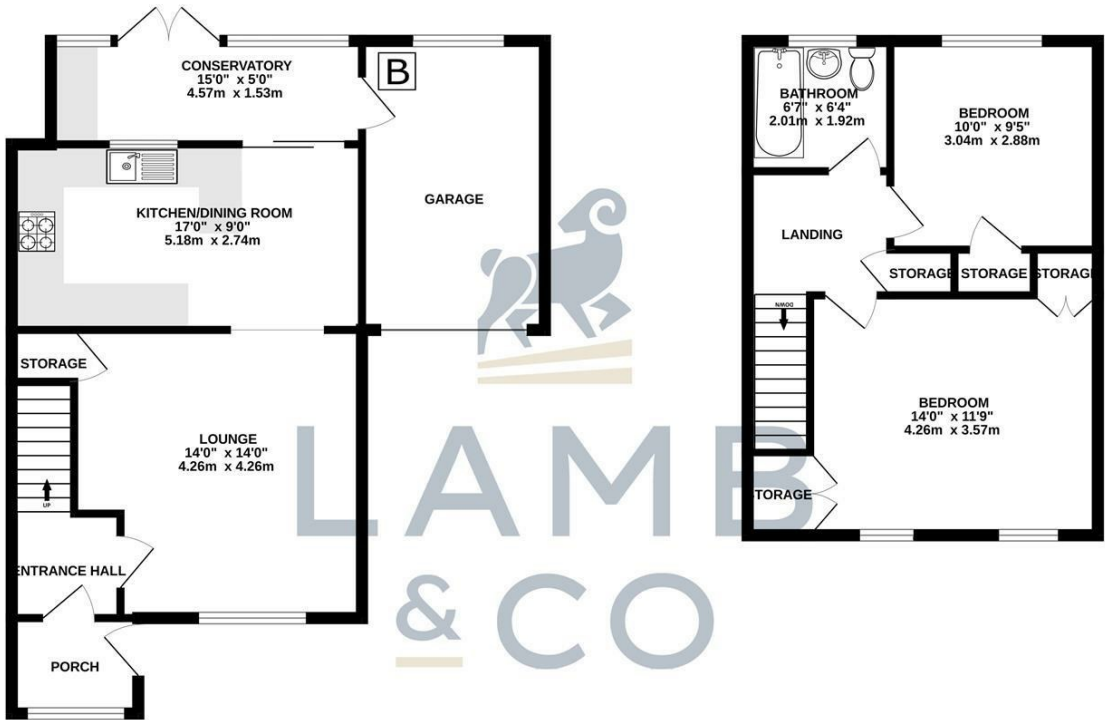
Map



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.