LAMB & CO

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Inspired by property, driven by passion.

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

GUIDE PRICE £320,000

Guide Price £320,000-£330,000 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

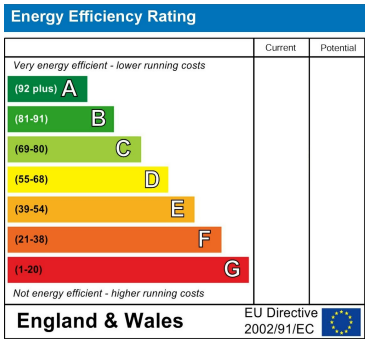
themselves of their condition before entering into any Legal Contract.

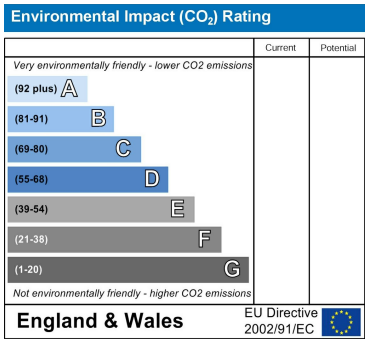
Material Information

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

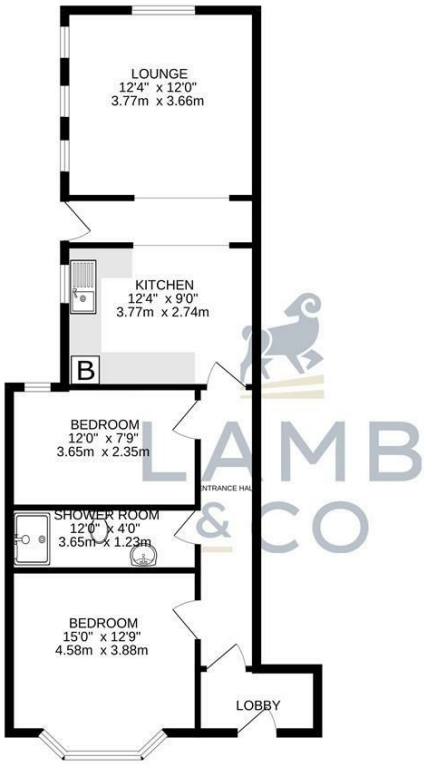
Map

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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