



LAMB & CO

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Inspired by property, driven by passion.



BRANSTON ROAD, CLACTON-ON-SEA, CO15 3HE

PRICE £250,000

Offered for sale with no onward chain, this spacious three-bedroom home is an excellent opportunity for families, first-time buyers, or investors. The property offers spacious accommodation throughout and benefits from a private garage, providing convenient parking or additional storage. Ideally located close to local amenities, schools, and transport links, this home is ready for its next owners to move into and make their own.

- Three Bedrooms
- Chain Free
- Garage & Off Road Parking
- Two Reception Rooms
- Close To Local Amenities
- EPC D
- Potential Ground Floor Bedroom Four

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



LOUNGE/BEDROOM FOUR

13'0" x 10'0" (3.96m x 3.05m)



DINING/SITTING ROOM

13'2" x 12'0" (4.01m x 3.66m)

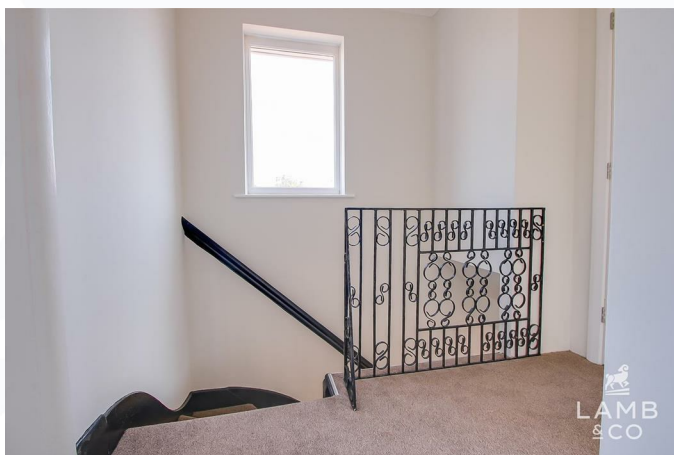


KITCHEN/BREAKFAST ROOM

20'0" x 19'0" (6.10m x 5.79m)



LANDING



BEDROOM THREE

8'0" x 6'5" (2.44m x 1.96m)



BEDROOM TWO

13'0" x 10'0" (3.96m x 3.05m)



BEDROOM ONE

13'0" x 10'8" (3.96m x 3.25m)



BATHROOM

8'6" x 7'5" (2.59m x 2.26m)

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: C

Heating: GCH

Services:

Mains electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast

Mobile Coverage:

O2 - 74%

EE - 80%

Three - 80%

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: North West

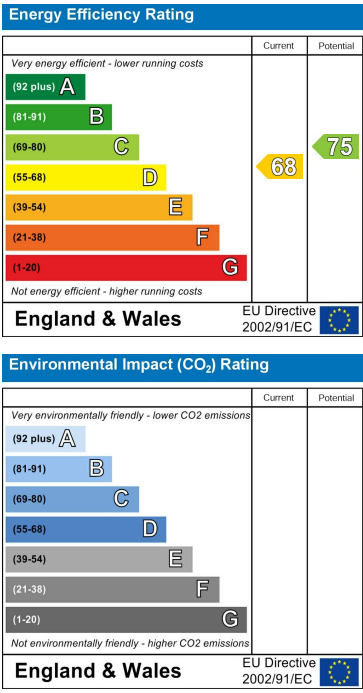
Non-Standard Features to note:



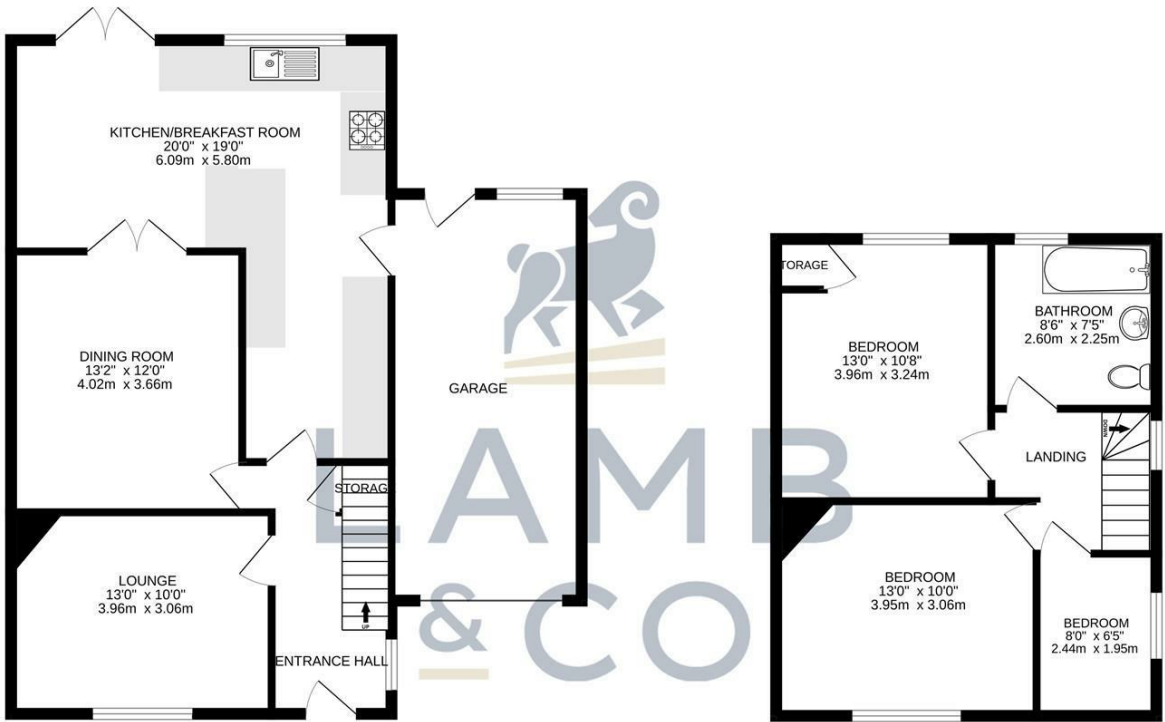
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1277 sq.ft. (118.7 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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