



LAMB & CO

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Inspired by property, driven by passion.



AUGER ROAD, CLACTON-ON-SEA, CO16 9GN
PRICE £260,000

The seller is offering £3000 towards stamp duty or legal fees. This modern three-bedroom semi-detached house, built around 2022 in Clacton-on-Sea, showcases contemporary design and quality build—a smart choice for homeowners seeking style, comfort, and energy efficiency.

- Three Bedrooms
- No Onward Chain
- £3000 Incentive
- Built In 2022
- Conservatory
- EPC - B

ENTRANCE HALL

W.C

5'7" 3'1" (1.70m 0.94m)

LOUNGE

14'3" 12'00" (4.34m 3.66m)



BEDROOM THREE

7'7" 6'00" (2.31m 1.83m)



BEDROOM TWO

9'2" 7'6" (2.79m 2.29m)



KITCHEN

15'3" 8'9" (4.65m 2.67m)



BATHROOM

6'2" 6'2" (1.88m 1.88m)



CONSERVATORY

10'00" 8'00" (3.05m 2.44m)

BEDROOM ONE

11'00" 9'6" (3.35m 2.90m)



EN SUITE

6'1" 5'4" (1.85m 1.63m)



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

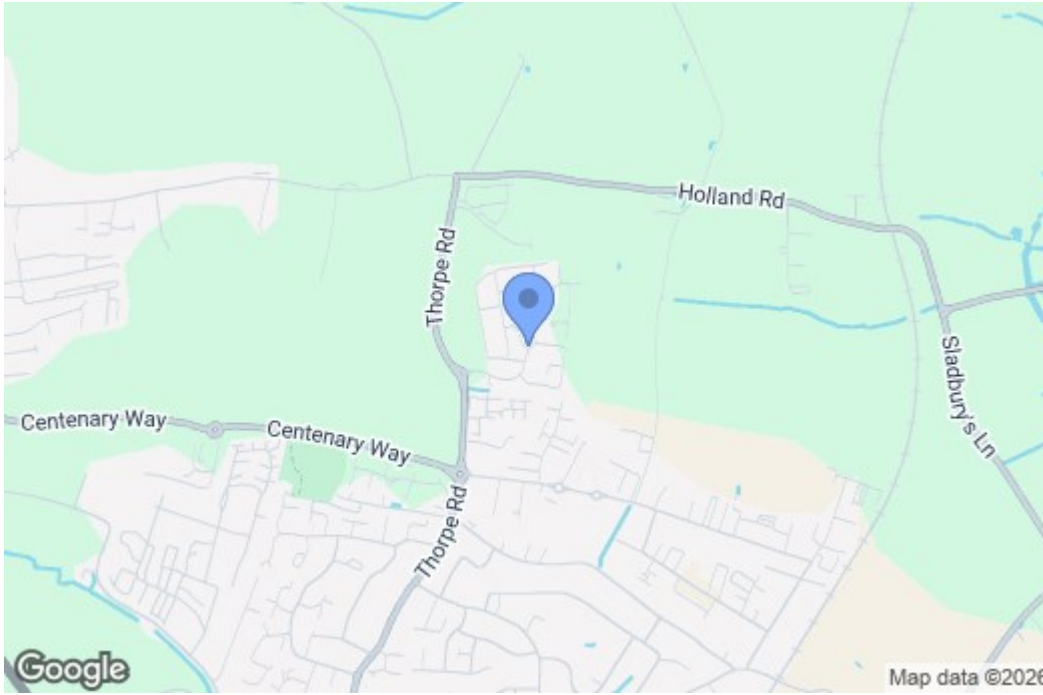
Flood Risk: Low

Additional Charges: No

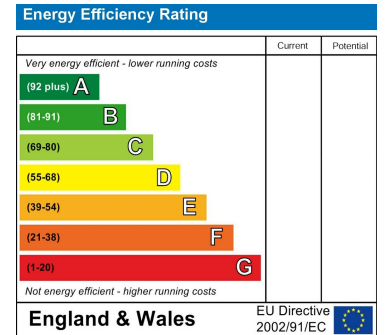
Seller's Position: No onward Chain

Garden Facing: West

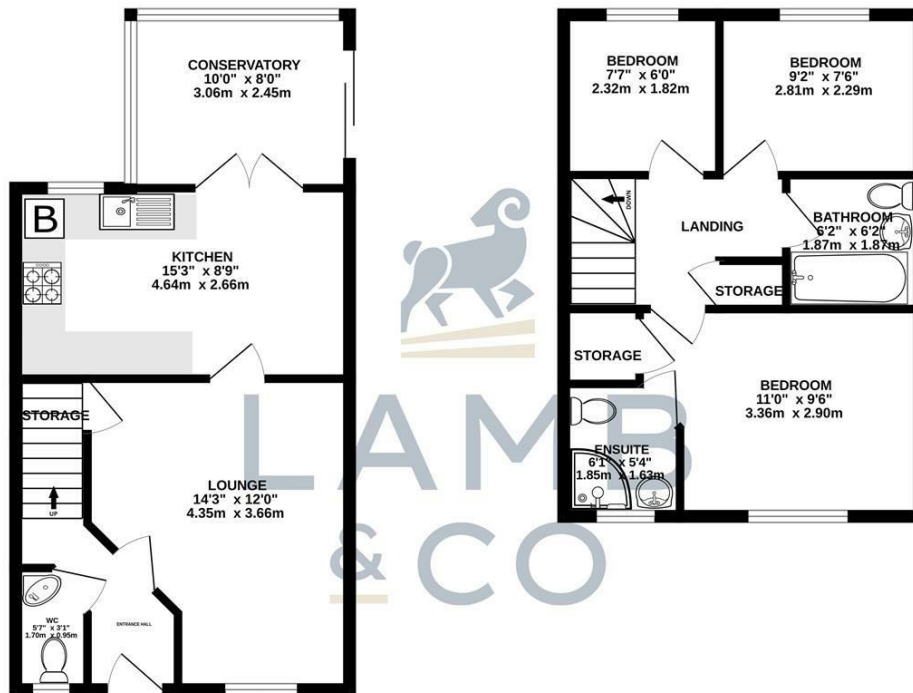
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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