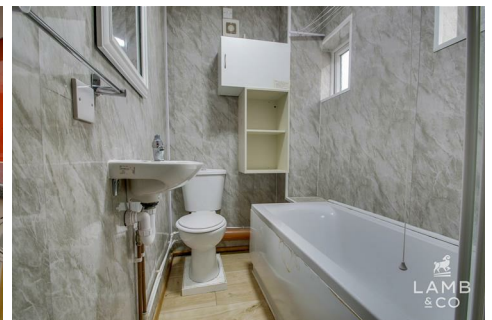




LAMB & CO

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Inspired by property, driven by passion.



BEACH ROAD, CLACTON-ON-SEA, CO15 1UE

PRICE £140,000

**** BEING SOLD WITH TENANTS IN SITU **** A detached freehold building comprised with x2 studio flats, currently achieving £12,300 PA with the potential of achieving £15,300 PA.

- Close to Town Centre
- Investment Opportunity
- Two One Bed Studio Flats
- Electric Storage Heaters
- Currently Achieving £12,300 PA
- EPC E



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

GROUND FLOOR BEDROOM/LOUNGE

13'0" x 11'7" (3.96m x 3.53m)



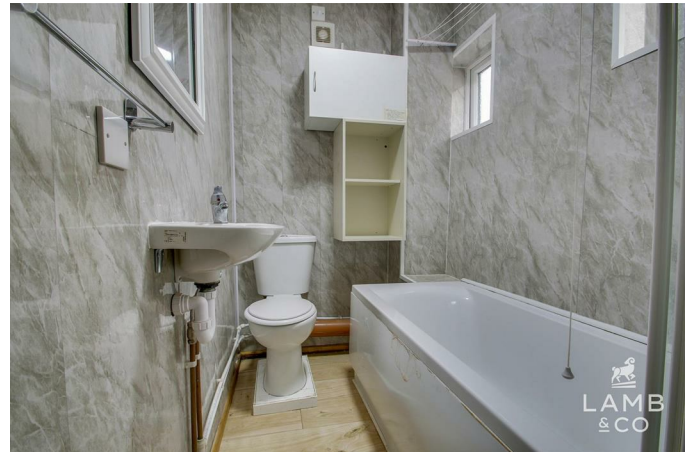
GROUND FLOOR KITCHEN

8'2" x 7'3" (2.49m x 2.21m)



GROUND FLOOR BATHROOM

6'9" x 5'0" (2.06m x 1.52m)



FIRST FLOOR BEDROOM/LOUNGE

13'8" x 13'0" (4.17m x 3.96m)



FIRST FLOOR KITCHEN

7'2" x 7'2" (2.18m x 2.18m)



FIRST FLOOR BATHROOM

6'9" x 5'0" (2.06m x 1.52m)



Council Tax Band: A

Heating: Electric room heaters

Services: Mains water & electric

Broadband: Ultrafast

Mobile Coverage: Vodafone, EE, O2 & Three

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Surface water: Very low. Rivers & sea: Very low.

Additional Charges: N/A

Seller's Position: Tenants in situ

OUTSIDE FRONT



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

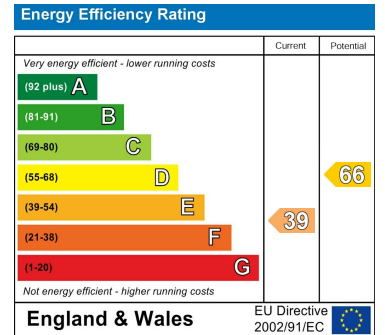
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

Material Information

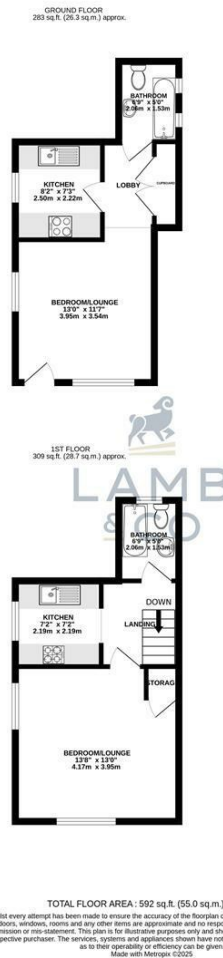
Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.