



LAMB & CO

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Inspired by property, driven by passion.



## BEAUMONT AVENUE, CLACTON-ON-SEA, CO15 3EX PRICE £180,000

A well-presented two-bedroom semi-detached bungalow situated in the popular seaside town of Clacton-on-Sea. Offered for sale with a tenant in situ, this property provides an immediate income stream and represents an excellent turnkey investment opportunity. Currently generating a strong 6.67% gross rental yield per annum, the property is ideal for investors seeking a ready-made addition to their portfolio with no initial void period.

- Two Bedrooms
- Kitchen/Diner
- Being Sold With Tenant In Situ
- Off Road Parking
- Well Presented
- EPC - E

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### BEDROOM TWO

7'10" 7'10" (2.39m 2.39m)

### LOUNGE

12'6" 10'11" (3.81m 3.33m)



### BEDROOM ONE

12'3" 9'6" (3.73m 2.90m)



### SHOWER ROOM

6'2" 4'9" (1.88m 1.45m )



### DINING ROOM

9'6" 7'6" (2.90m 2.29m)



### KITCHEN

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



## OUTSIDE



Three - Good  
Vodafone - Good  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Rivers & Sea - Low  
Surface Water - Low  
Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing: East  
Non-Standard Features to note: No

## 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.

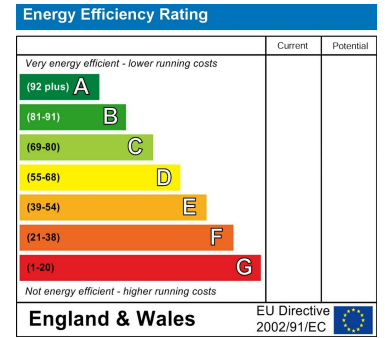
### Material Information

Council Tax Band: B  
Heating: Gas  
Services: All Mains  
Mains electricity - Yes  
Mains gas - Yes  
Mains water - Yes  
Mains drainage - Yes  
Other - No  
Broadband: Ultrafast  
Mobile Coverage: Good  
O2 - Good  
EE - Good

## Map



## EPC Graphs



## Floorplan

GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq ft. (54.8 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 in 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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