



LAMB & CO

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Inspired by property, driven by passion.



CHERRY TREE AVENUE, CLACTON-ON-SEA, CO15 1AS

PRICE £240,000

Situated in a popular residential area of Clacton-on-Sea, this well-presented two-bedroom semi-detached home offers comfortable and stylish accommodation, making it an ideal purchase for first-time buyers, downsizers, or investors. The property features a bright and spacious living room, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary family shower room.

- Two Bedrooms
- Well Presented
- Ideal First Time Buy
- Kitchen/Diner
- Shower Room
- EPC - D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN/DINER

13'00" 12'6" (3.96m 3.81m)



LOUNGE

14'00" 12'7" (4.27m 3.84m)



BEDROOM ONE

14'00" 11'00" (4.27m 3.35m)



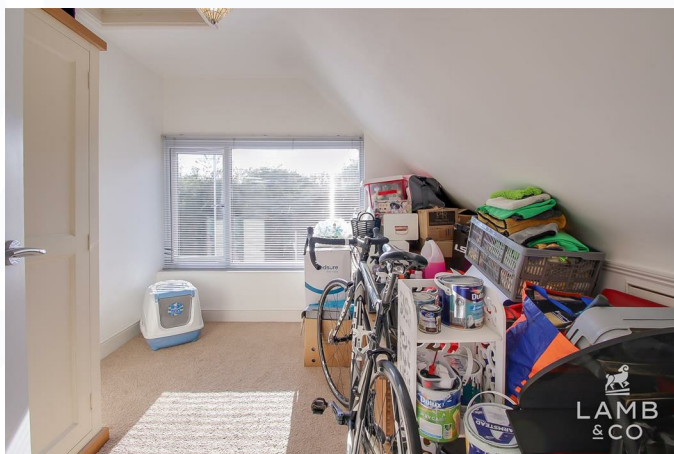
SHOWER ROOM

9'7" 5'5" (2.92m 1.65m)



BEDROOM TWO

10'2" 9'00" (3.10m 2.74m)



OUTSIDE

OUTSIDE REAR



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: Needs To Find
Garden Facing: East
Non-Standard Features to note: No

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
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good

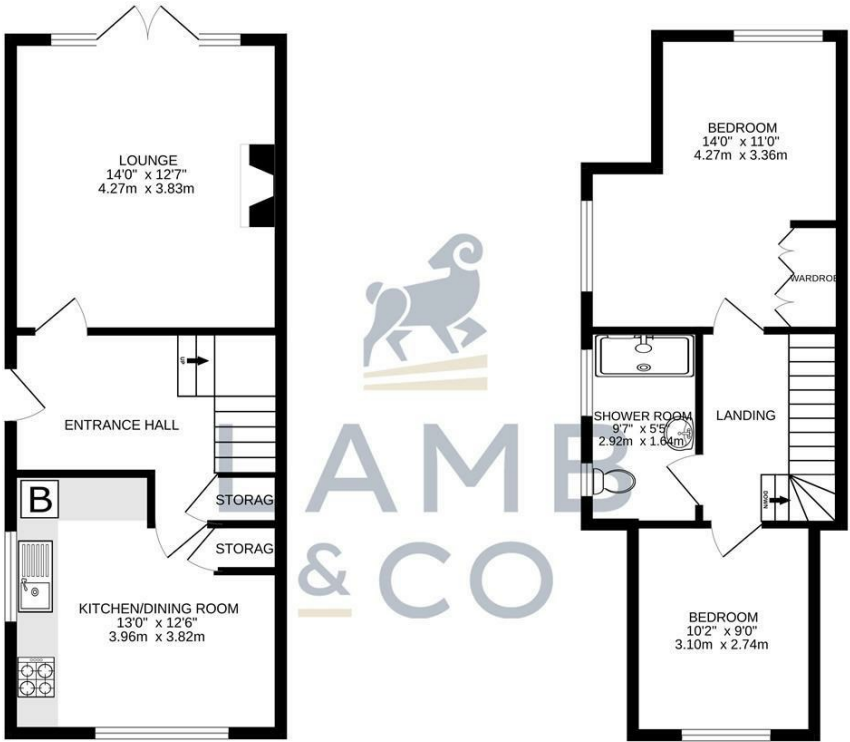
Map



EPC Graphs



Floorplan



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