



LAMB & CO

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## RAVENSDALE, CLACTON-ON-SEA, CO15 4QJ

PRICE £245,000

This well-presented home in Great Clacton offers comfortable living in a convenient location. The property features a spacious lounge, modern kitchen, and a bright conservatory. Additional benefits include two good-sized bedrooms, a family shower room, a private driveway, and a garage providing excellent storage or parking. Ideally situated close to local shops, schools, and transport links, this home is perfect for first-time buyers, downsizers, or investors.

- Two Bedrooms
- Well Presented
- Garage & Off Road Parking
- Great Clacton
- Conservatory
- EPC C



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### LOUNGE

15'0" x 11'5" (4.57m x 3.48m )



### KITCHEN

15'0" x 13'7" (4.57m x 4.14m )



### CONSERVATORY

11'7" x 10'0" (3.53m x 3.05m )



### LANDING



## BEDROOM TWO

11'5" x 8'3" (3.48m x 2.51m )



## OUTSIDE FRONT



## SHOWER ROOM



## OUTSIDE REAR



## BEDROOM ONE

11'5" x 11'5" (3.48m x 3.48m )



## 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

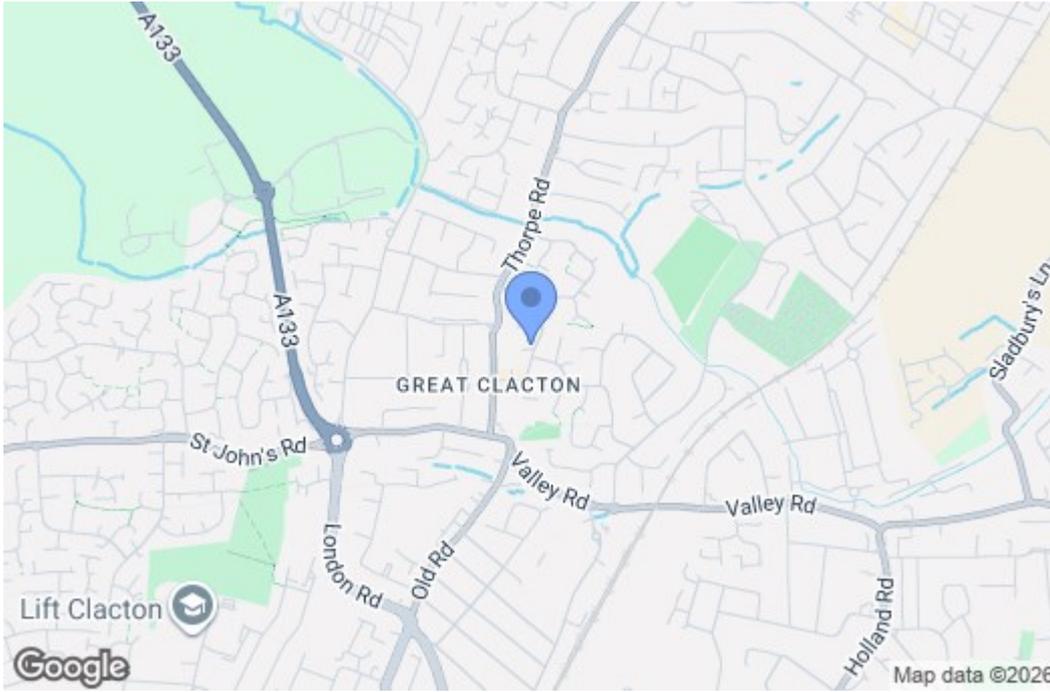
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

## Material Information

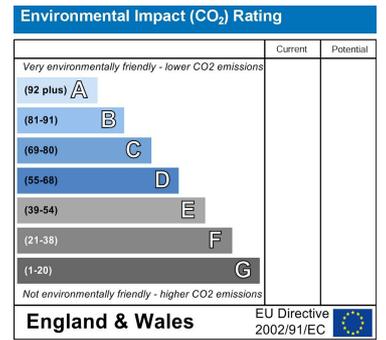
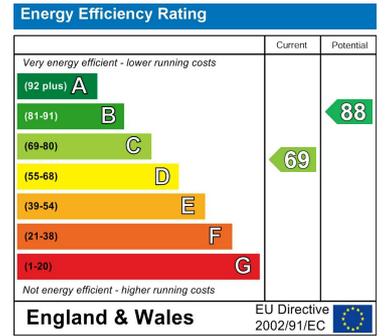
Council Tax Band: B  
Heating: Gas  
Services: Mains water & electric  
Broadband: Superfast  
Mobile Coverage: EE, Vodafone, Three & O2  
Construction: Conventional  
Restrictions: N/A  
Rights & Easements: N/A  
Flood Risk: Very low  
Additional Charges: N/A  
Seller's Position: Found  
Garden Facing: North



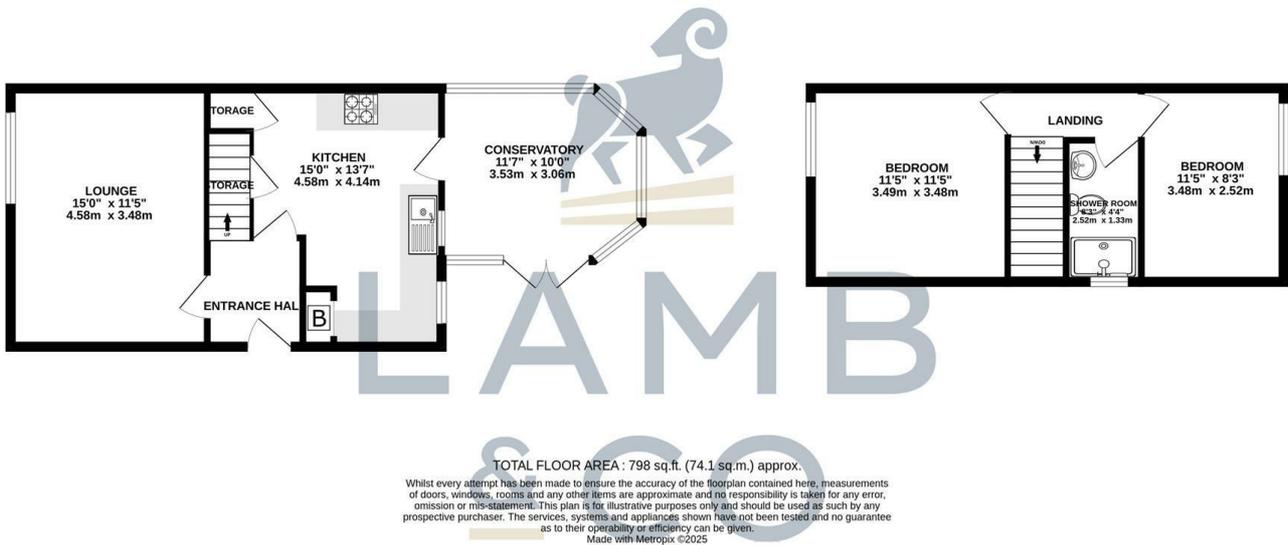
## Map



## 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.