LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.









CLACTON ROAD, CLACTON-ON-SEA, CO16 8PR

PRICE £240,000

A well-presented two-bedroom semi-detached home situated in the popular village of St Osyth. Offering comfortable and well-maintained accommodation throughout, this property would make an ideal first-time purchase, investment opportunity or home for those looking to downsize.

- Two Bedrooms
- Well Presented
- St Osyth
- Conservatory
- No Onward Chain
- EPC - TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

KITCHEN

16'6" 11'4" (5.03m 3.45m)

LOUNGE

16'6" 10'2" (5.03m 3.10m)

CONSERVATORY

16'00" 10'00" (4.88m 3.05m)

EN SUITE

8'4" 5'0"" (2.54m 1.52m")

BEDROOM TWO

11'6" 10'1" (3.51m 3.07m)

BEDROOM ONE

10'5" 8'4" (3.18m 2.54m)

EN SUITE

7'7" 6'9" (2.31m 2.06m)

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.

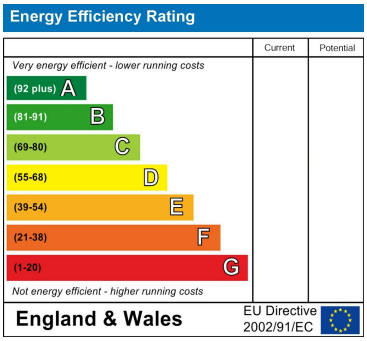
Material Information

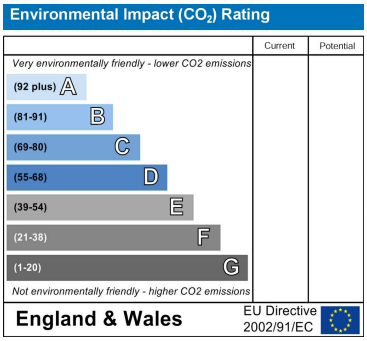
Council Tax Band: C
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good
Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: No onward Chain
Garden Facing: North
Non-Standard Features to note: No

Map

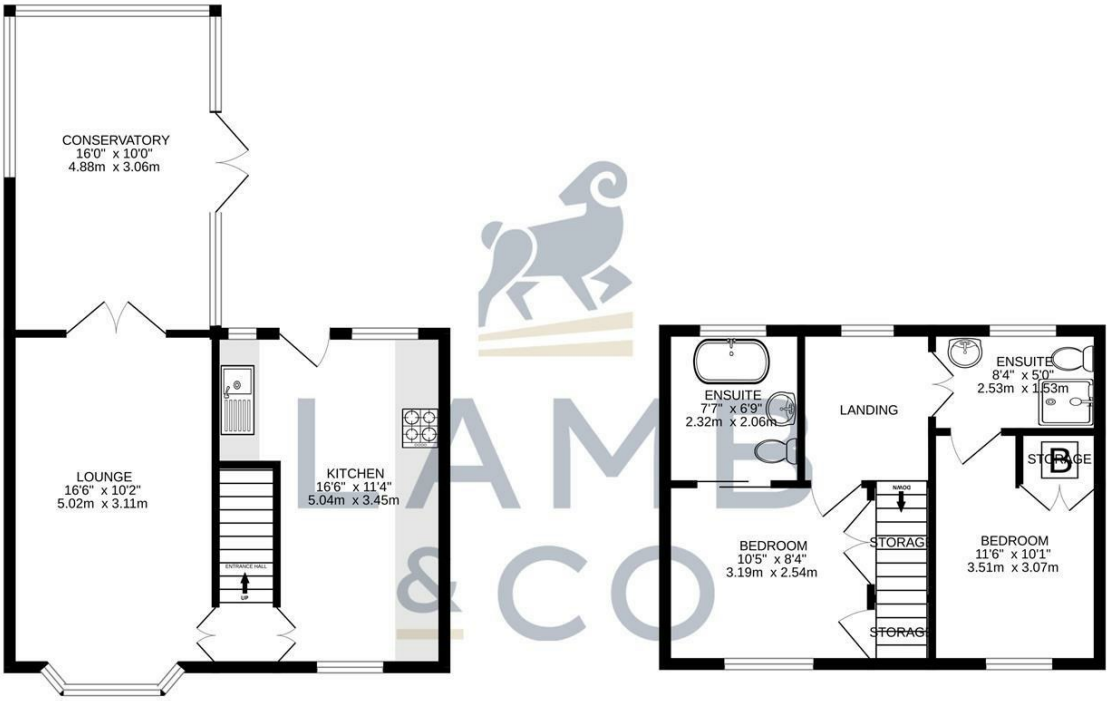


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 881 sq.ft. (81.9 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.
Made with Metropix ©2026

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.