



LAMB & CO

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Inspired by property, driven by passion.



## PARK ROAD, CLACTON-ON-SEA, CO15 1HQ

PRICE £230,000

Situated in the popular coastal town of Clacton-on-Sea, this beautifully fully refurbished three-bedroom semi-detached home is offered for sale with no onward chain, making it an ideal move-in-ready purchase. The property has been modernised throughout to a high standard and offers well-proportioned accommodation comprising a welcoming entrance hallway, a bright and spacious living room, a separate dining room perfect for family meals or entertaining, and a stylish newly fitted kitchen. Upstairs features three generously sized bedrooms and a contemporary family shower room.

- Three Bedrooms
- Dining Room
- No Onward Chain
- EPC - D
- Fully Refurbished

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### LOUNGE

15'00" 12'00" (4.57m 3.66m)



### DINING ROOM

13'5" 11'2" (4.09m 3.40m)



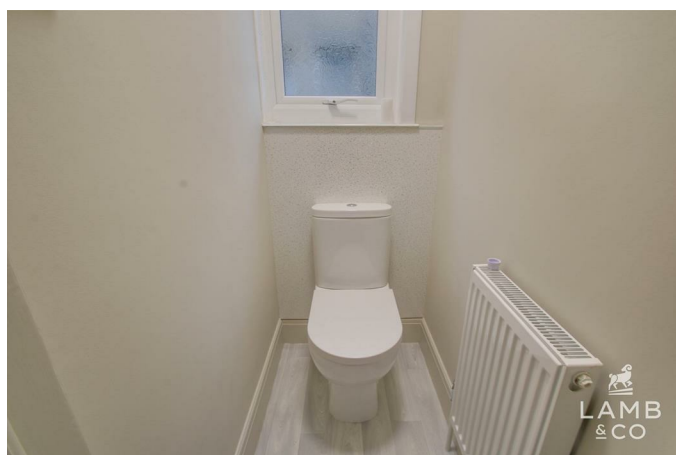
### KITCHEN

9'00" 7'4" (2.74m 2.24m)



### WC

4'5" 3'00" (1.35m 0.91m)



### SHOWER ROOM

7'3" 5'9" (2.21m 1.75m)



### BEDROOM ONE

13'5" 11'2" (4.09m 3.40m)





## BEDROOM TWO

13'00" 10'00" (3.96m 3.05m)



## BEDROOM THREE

9'5" 8'2" (2.87m 2.49m)



## 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: B

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

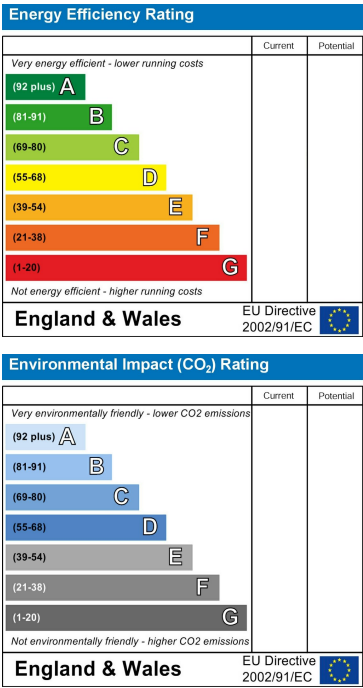
Seller's Position: No Onward Chain

Garden Facing: East

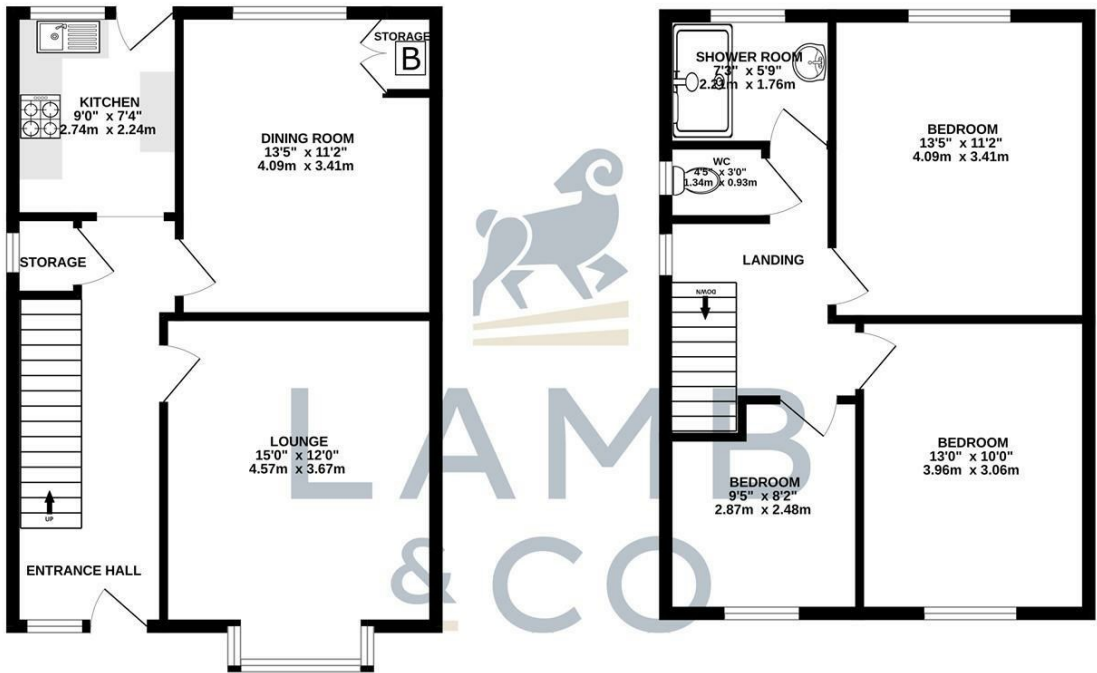
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1009 sq.ft. (93.7 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.

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