LAMB & CO

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Inspired by property, driven by passion.

ARCHERY FIELDS, CLACTON-ON-SEA, CO15 6RB

PRICE £170,000

Offered for sale with no onward chain, this well-presented two-bedroom home is an excellent opportunity for first-time buyers and buy-to-let investors alike. The property offers comfortable and well-proportioned accommodation throughout, with the added benefit of being conveniently located close to local amenities, schools and transport links, this is a fantastic opportunity not to be missed.

- Two Bedrooms
- Chain Free
- East Clacton
- Allocated Parking
- Well Presented
- EPC C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE

14'6" x 14'0" (4.42m x 4.27m)

KITCHEN

12'4" x 5'7" (3.76m x 1.70m)

BEDROOM ONE

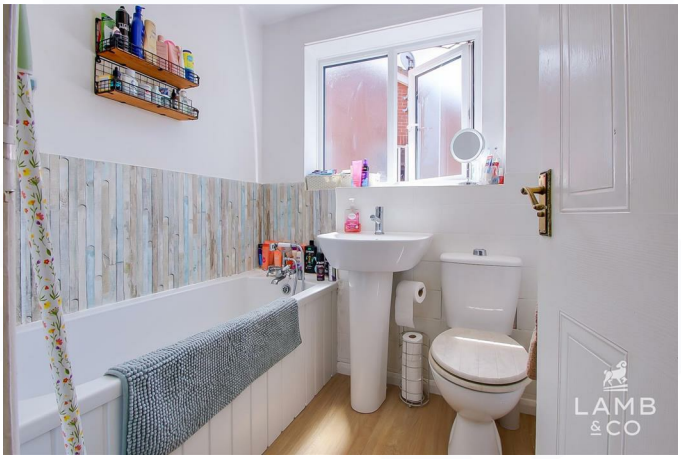
10'8" x 10'5" (3.25m x 3.18m)

BEDROOM TWO

9'3" x 6'1" (2.82m x 1.85m)

BATHROOM

6'2" x 6'0" (1.88m x 1.83m)



OUTSIDE FRONT

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

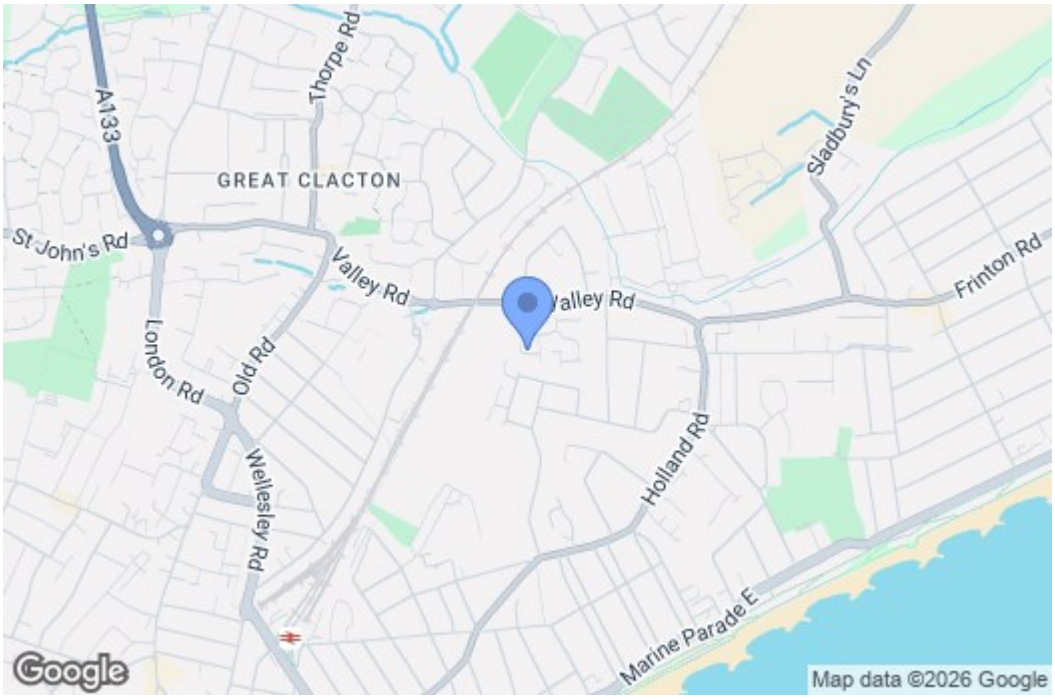
Council Tax Band: B
Heating: Gas
Services:
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Ultrafast
Mobile Coverage:
O2 - 74%
EE - 80%
Three - 79%
Vodafone - 81%

Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Very low
Surface Water - Very low
Additional Charges: N/A
Seller's Position: No onward chain
Garden Facing: N/A
Non-Standard Features to note:

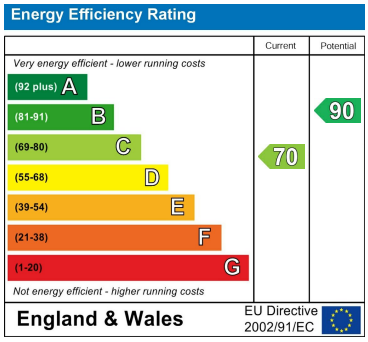
Additional Information

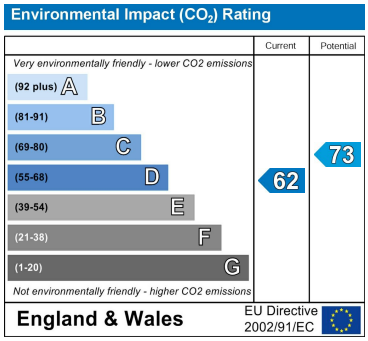
We have been made aware the property previously underwent remedial works following historic structural movement, for further information please contact our office.

Map

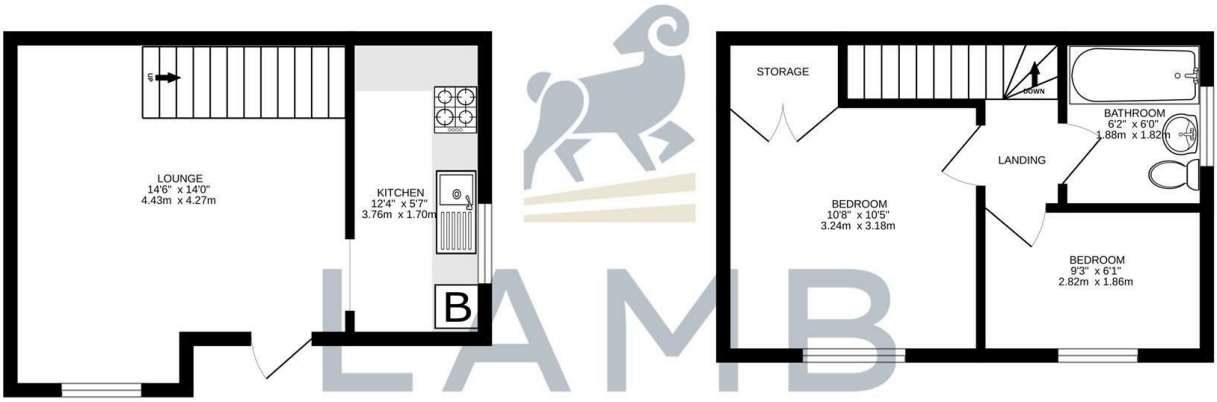


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 520 sq.ft. (48.4 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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