



LAMB & CO

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Inspired by property, driven by passion.



## NORTH ROAD, CLACTON-ON-SEA, CO15 4DA OFFERS IN EXCESS OF £165,000

Located in Great Clacton, with good access to local amenities, schools, and transport links, this three-bedroom terraced home offers a fantastic opportunity for buy-to-let investors or first-time buyers. Offered with no onward chain.

- Three Bedrooms
- Great Clacton
- Buy-to-Let Investment
- Proximity to Amenities
- No Onward Chain
- EPC D

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## LOUNGE

15'4 x 14'7 (4.67m x 4.45m)

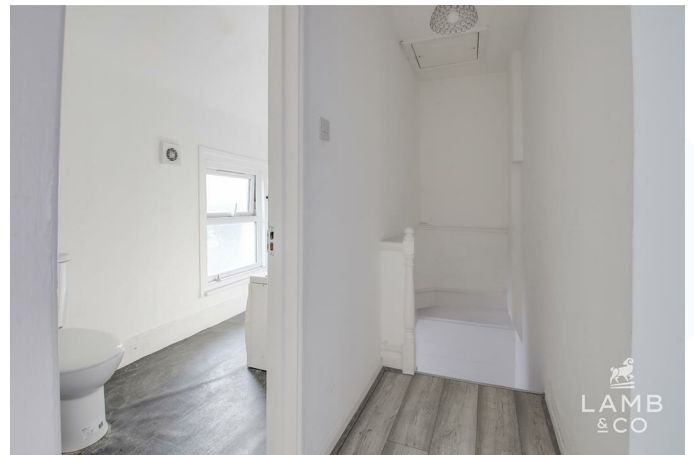


## HALL



With rear door to outside space

## FIRST FLOOR LANDING



## KITCHEN

15'4 x 7'8 (4.67m x 2.34m)



## BEDROOM ONE

14'6 x 8'0 (4.42m x 2.44m)



## BEDROOM TWO

14'6 x 7'2 (4.42m x 2.18m)



## BEDROOM THREE

8'9 x 8'1 (2.67m x 2.46m)



## BATHROOM

10'8 x 4'9 (3.25m x 1.45m)



## REAR COURTYARD



### Material Information

Council Tax Band: B

Heating: Gas Central Heating

Services: Mains

Broadband: Ultrafast

Mobile Coverage: O2 and Three: good, EE and Vodafone: likely

Construction: conventional

Restrictions: ask agent

Rights & Easements: ask agent

Flood Risk: very low

Additional Charges:

Seller's Position: no onward chain

Garden Facing: courtyard faces west

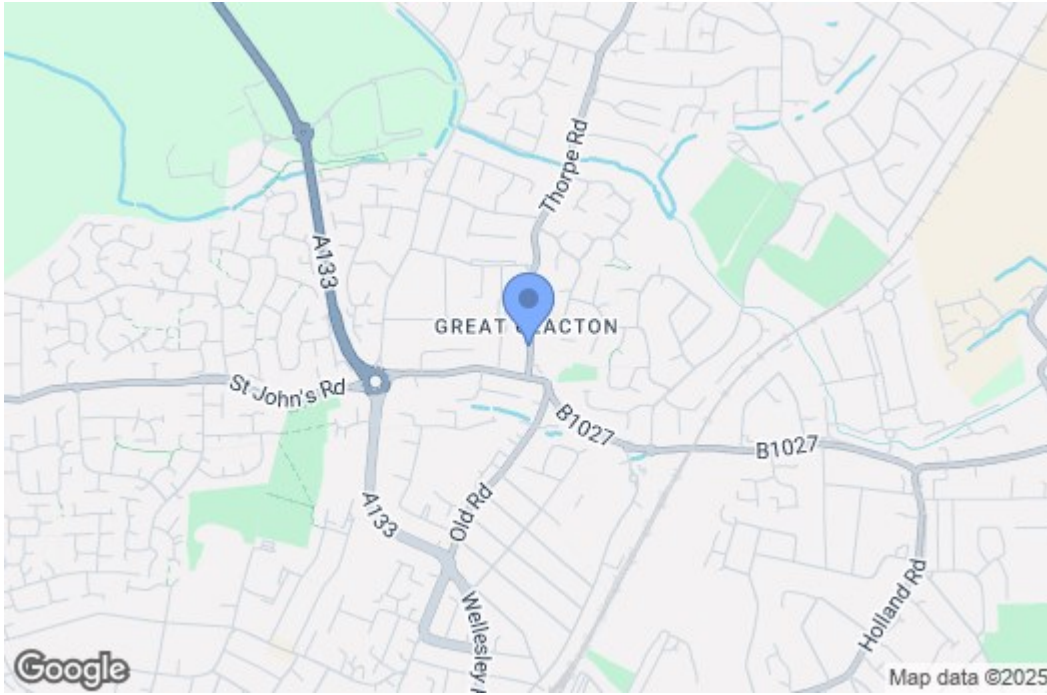
### Agents Note Sales

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.

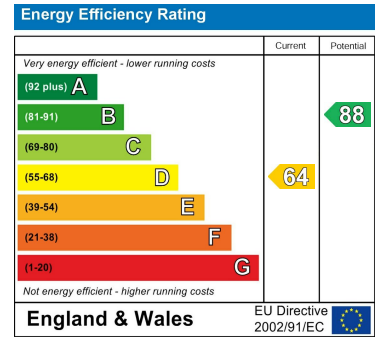
### AML

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.

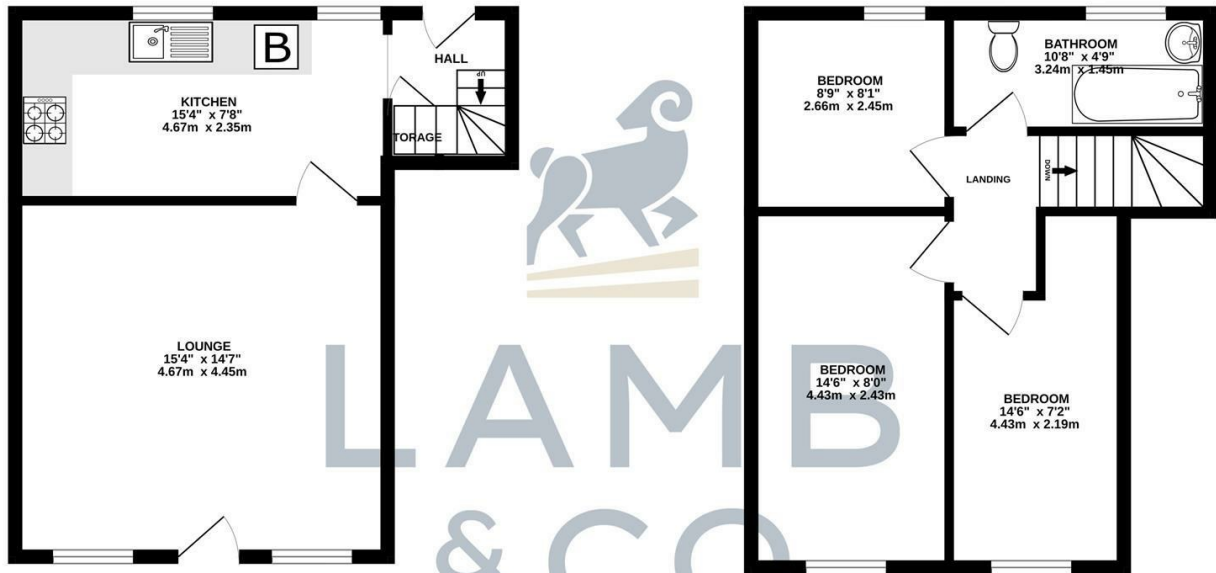
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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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