



LAMB & CO

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Inspired by property, driven by passion.



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

PRICE £325,000

Spacious four-bedroom semi-detached family home situated in Clacton-on-Sea, offering bright and versatile accommodation throughout. The property features a welcoming lounge/diner, well-proportioned bedrooms, and ample living space ideal for family life. Outside boasts a generous rear garden, perfect for entertaining, children, or further landscaping potential, along with off-road parking.

- Four Bedrooms
- Lounge/Diner
- Generous Garden
- Utility Room
- Garage & Off Road Parking
- EPC - TBC

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### LOUNGE/DINING ROOM

27'00" 12'2" (8.23m 3.71m)



### KITCHEN

15'4" 11'00" (4.67m 3.35m)



### UTILITY ROOM

7'00" 5'00" (2.13m 1.52m)

### BEDROOM FOUR

13'00" 7'00" (3.96m 2.13m)



### BEDROOM THREE

15'4" 6'6" (4.67m 1.98m)



### BEDROOM TWO

12'00" 8'00" (3.66m 2.44m)



## BEDROOM ONE

12'8" 9'6" (3.86m 2.90m)



## BATHROOM

8'5" 6'00" (2.57m 1.83m)



## 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

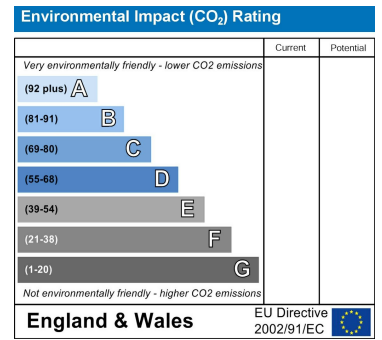
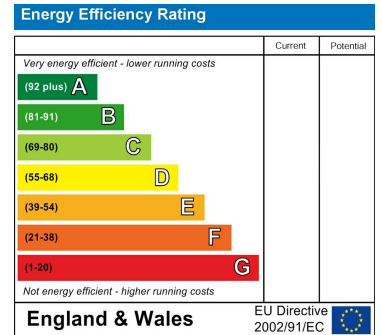
Seller's Position: Needs To Find

Garden Facing: West

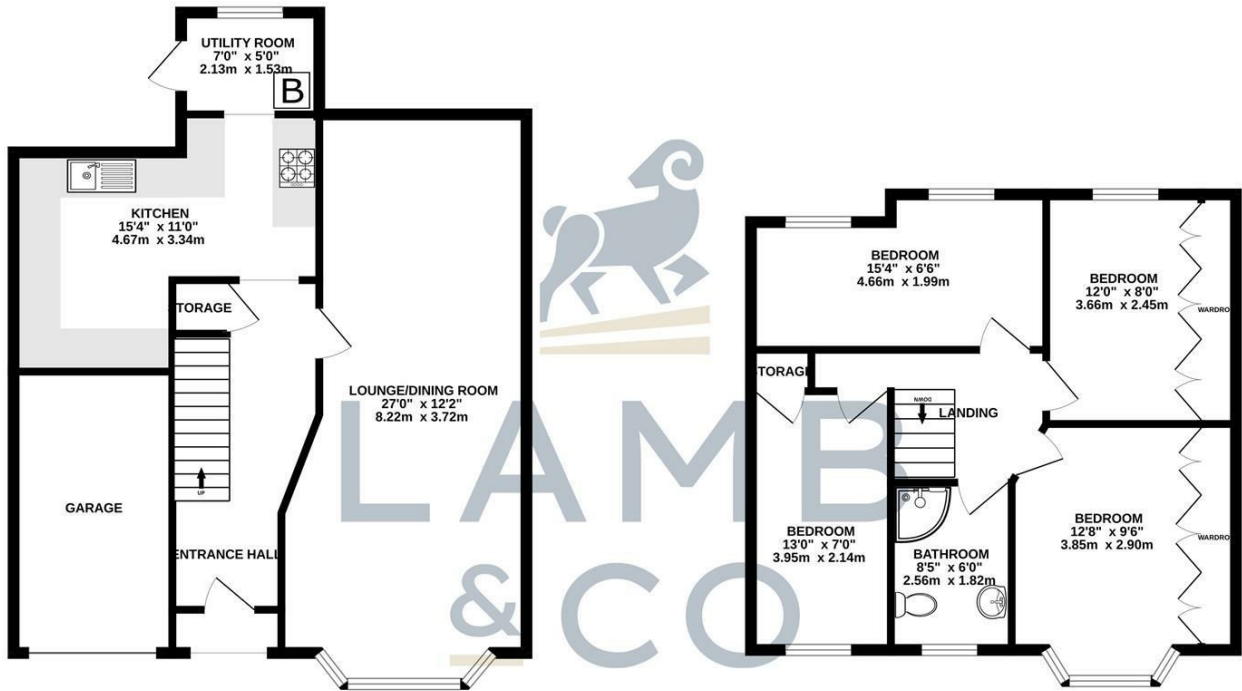
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1278 sq.ft. (118.7 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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