



LAMB & CO

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Inspired by property, driven by passion.



## SYCAMORE WAY, CLACTON-ON-SEA, CO15 2BH

PRICE £140,000

This three-bedroom terraced house in Clacton-on-Sea presents an excellent investment opportunity, offered for sale with a tenant in situ and generating immediate rental income. The property features well-proportioned living accommodation, including a spacious lounge, a fitted kitchen, and three comfortable bedrooms, making it appealing for long-term tenancy. Conveniently located close to local amenities, schools, and transport links, it is well-positioned for consistent rental demand. Ideal for investors seeking a ready-made addition to their portfolio, this property combines practicality with income potential.

- Three Bedrooms
- Sold With Tenant In Situ
- Clacton-On-Sea
- Current Tenant Paying £10,200 Per Annum
- Investment Opportunity
- EPC - C



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## KITCHEN

14'2" 10'5" (4.32m 3.18m)



## BEDROOM TWO

13'4" 8'00" (4.06m 2.44m)



## LOUNGE

18'5" 14'2" (5.61m 4.32m)



## BATHROOM

8'5" 5'8" (2.57m 1.73m)



## OFFICE

6'8" 6'3" (2.03m 1.91m)

## BEDROOM THREE

10'4" 6'1" (3.15m 1.85m)

## BEDROOM ONE

14'2" 9'9" (4.32m 2.97m)



## 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.

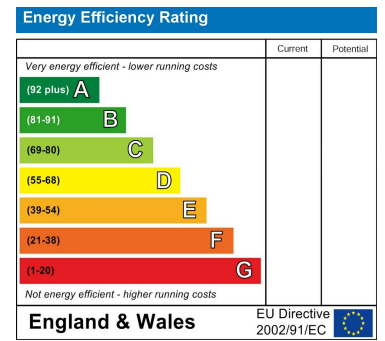
### Material Information

Council Tax Band: B  
Heating: Gas  
Services: All Mains  
Broadband: Superfast  
Mobile Coverage: Good  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: No Onward Chain (Sold With Tenant In Situ)  
Garden Facing: North

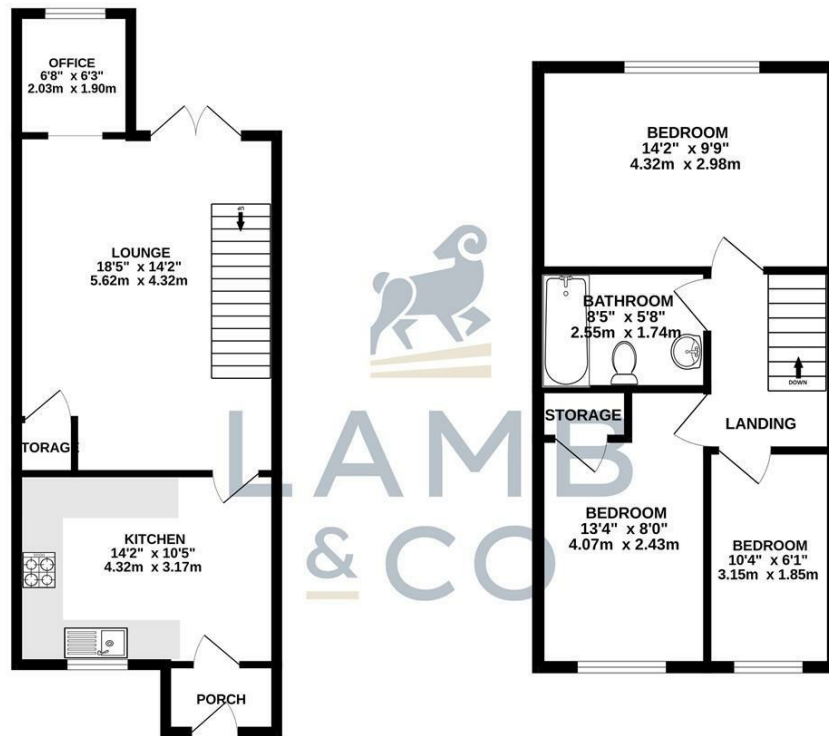
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 892 sq ft (82.0 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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