



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



BRANSTON ROAD, CLACTON-ON-SEA, CO15 3HE

PRICE GUIDE £290,000

*** Guide Price £290,000-£300,000 *** Boasting two generous reception rooms, an en-suite to bedroom one, and a low maintenance courtyard garden, this well-presented home offers ample living space and proximity to the town centre. Additional benefits include a garage & driveway parking.

- Three Bedrooms
- No Onward Chain
- En Suite To Main Bedroom
- Two Reception Rooms
- Garage & Parking
- EPC E



DRAFT DETAILS AWAITING APPROVAL.

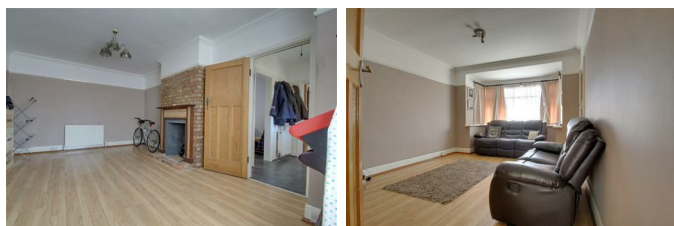
Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

11,10 x 16,3 (3.35m,3.05m x 4.88m,0.91m)



KITCHEN

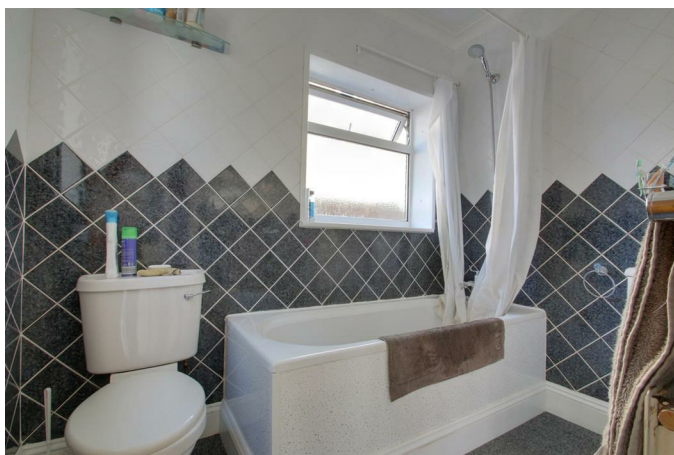
8,4 x 16,1 (2.44m,1.22m x 4.88m,0.30m)



INNER LOBBY

BATHROOM

5 x 8 (1.52m x 2.44m)



LOUNGE

11,4 x 12,3 (3.35m,1.22m x 3.66m,0.91m)

FIRST FLOOR

FIRST FLOOR LANDING

BEDROOM ONE

13,9 x 11,9 (3.96m,2.74m x 3.35m,2.74m)



EN SUITE

9,7 x 8,3 (2.74m,2.13m x
2.44m,0.91m)



BEDROOM TWO

11,1 x 12,2 (3.35m,0.30m x
3.66m,0.61m)



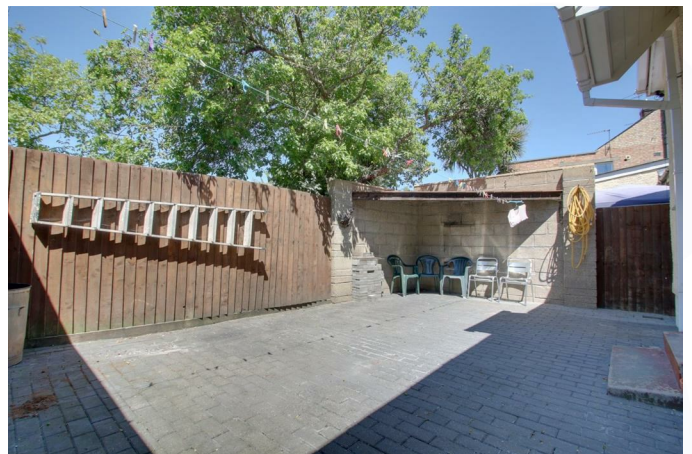
BEDROOM THREE

10,5 x 8 (3.05m,1.52m x 2.44m)



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.

Additional Information Clacton

Council Tax Band: B

Heating: Gas Central Heating

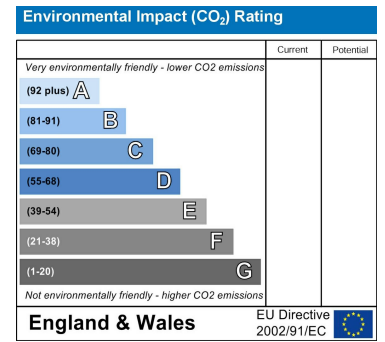
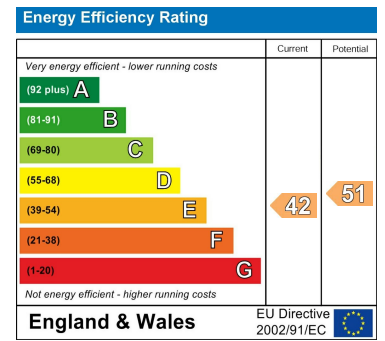
Seller's Position: Can Vacate



Map

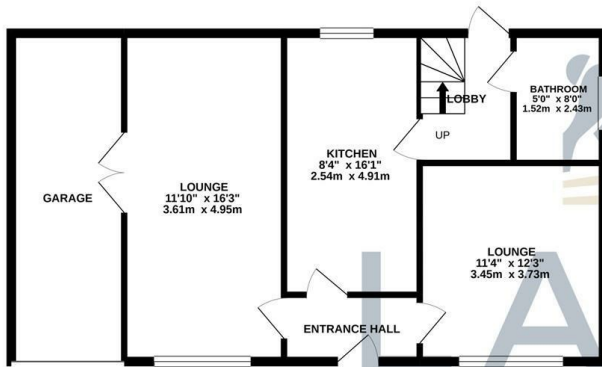


EPC Graphs

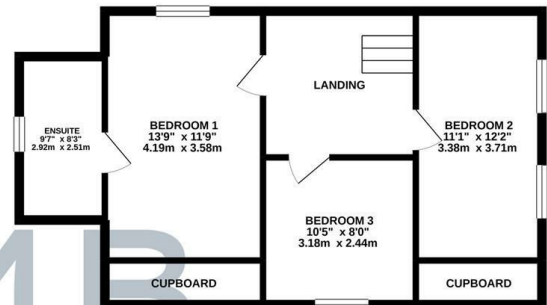


Floorplan

GROUND FLOOR



1ST FLOOR



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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