



LAMB & CO

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Inspired by property, driven by passion.



## CROWN ROAD, CLACTON-ON-SEA, CO15 1AT

GUIDE PRICE £270,000

GUIDE PRICE £270,000 - £290,000. This three-bedroom semi-detached house offers a comfortable family home in one of Clacton-on-Sea's sought-after residential areas. With its practical layout, outdoor space and convenient location, it presents an appealing opportunity for buyers seeking a property with strong everyday living appeal and potential to personalise.

- Three Bedrooms
- Royals Area
- Generous Garden
- Garage & Off Road Parking
- Conservatory
- EPC - D



## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### LOUNGE/DINING ROOM

20'4" 13'7" (6.20m 4.14m)



### CONSERVATORY

11'7" 7'4" (3.53m 2.24m)

### CONSERVATORY

10'2" 7'9" (3.10m 2.36m )

### KITCHEN

11'00" 10'7" (3.35m 3.23m)



### BEDROOM THREE

11'5" 8'7" (3.48m 2.62m )



### BATHROOM

10'00" 5'6" (3.05m 1.68m)



### W.C

6'3" 3'00" (1.91m 0.91m )

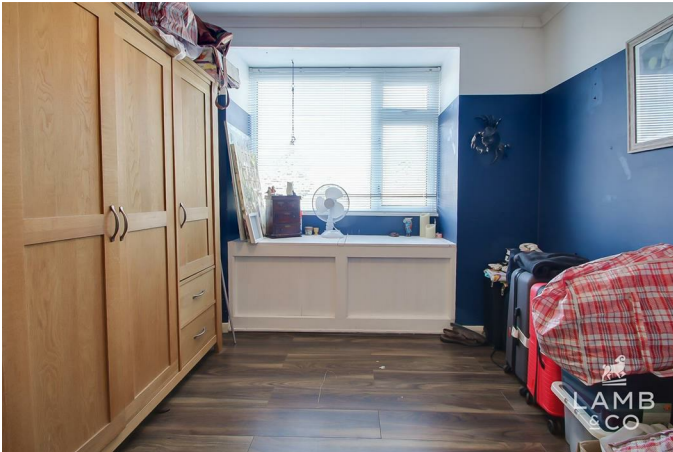
## WET ROOM

6'8" 5'9" (2.03m 1.75m)



## BEDROOM TWO

11'9" 10'00" (3.58m 3.05m)



## BEDROOM ONE

13'00" 12'00" (3.96m 3.66m )



## 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: C

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: North



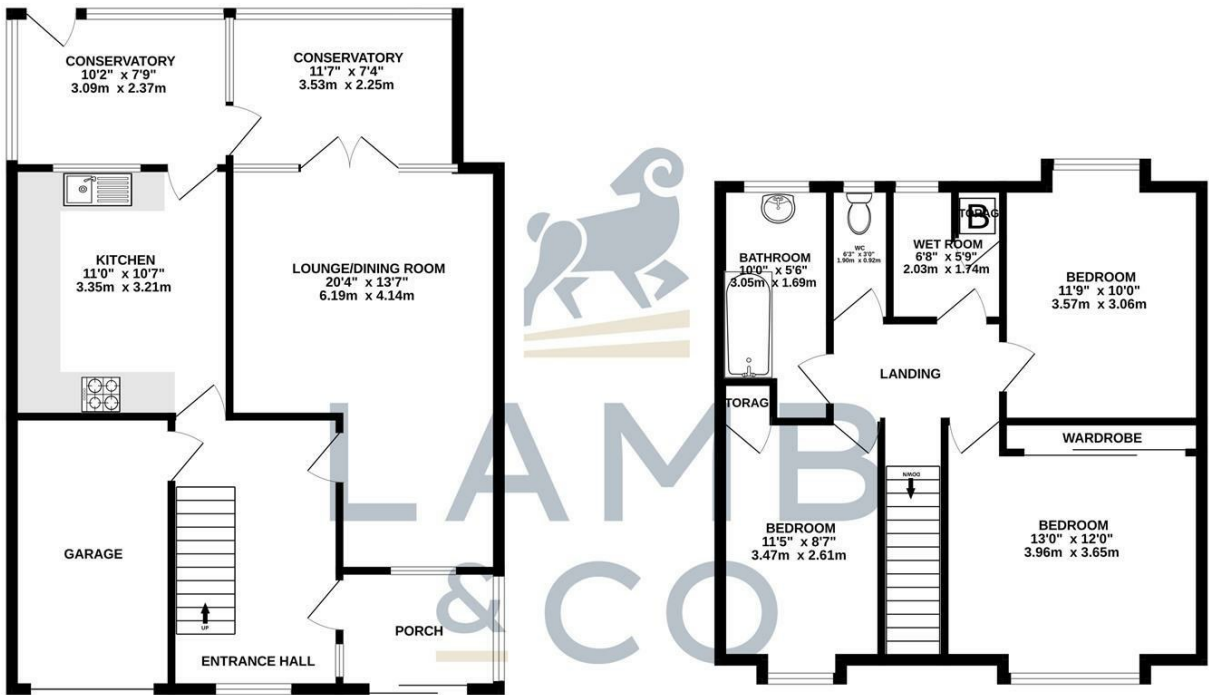
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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