LAMB & CO

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Inspired by property, driven by passion.









ALPHA ROAD, CLACTON-ON-SEA, CO16 8NP

GUIDE PRICE £180,000

Guide Price £180,000-£200,000 A well-presented two-bedroom detached house situated in the popular coastal village of St Osyth, offered for sale with no onward chain. This charming property provides comfortable and versatile living accommodation, ideal for first-time buyers, downsizers, or investors alike.

- Two Bedrooms
- Chain Free
- Village Location
- Off Road Parking
- Approx 15 Years Old
- EPC C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



BATHROOM

8'2" x 4'9" (2.49m x 1.45m)



KITCHEN/DINING ROOM

15'0" x 8'2" (4.57m x 2.49m)



LOUNGE

16'5" x 11'0" (5.00m x 3.35m)



LANDING



BEDROOM TWO

11'0" x 9'0" (3.35m x 2.74m)



W/C

5'4" x 3'3" (1.63m x 0.99m)



BEDROOM ONE

11'0" x 11'0" (3.35m x 3.35m)



OUTSIDE FRONT



OUTSIDE REAR



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.

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.

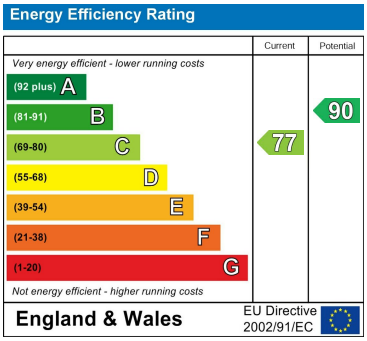
Material Information

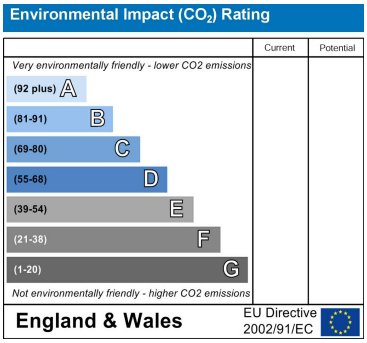
Council Tax Band: C
Heating: Gas
Services: Mains water and electric
Broadband: Superfast
Mobile Coverage: O2, EE, Vodafone & Three
Construction: Conventional
Restrictions: None known
Rights & Easements: None known
Flood Risk:
Rivers & the sea - Low
Surface water - Very low
Additional Charges: None known
Seller's Position: No onward chain
Garden Facing: North

Map

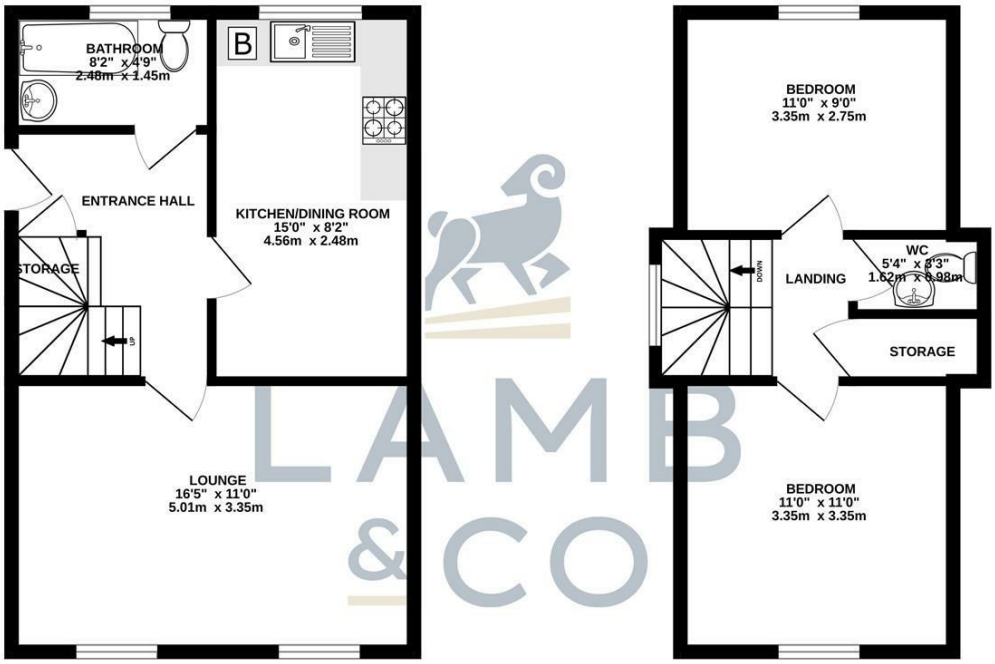


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 725 sq.ft. (67.4 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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