



LAMB & CO

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Inspired by property, driven by passion.



## COLCHESTER ROAD, CLACTON-ON-SEA, CO16 8HB

PRICE £250,000

Situated in the historic village of St Osyth, this charming two-bedroom semi-detached character property offers a wonderful blend of period features and comfortable living. The home boasts a cosy living room with charming character elements such as exposed beams and a feature fireplace, creating a warm and inviting atmosphere.

- Two Bedrooms
- Dining Room
- No Onward Chain
- Generous Garden
- St Osyth Village
- EPC - TBC

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

## ENTRANCE HALL

## LOUNGE

17'5" 11'5" (5.31m 3.48m)



## DINING ROOM

9'4" 8'1" (2.84m 2.46m)



## BATHROOM

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



## KITCHEN

10'8" 8'00" (3.25m 2.44m)



## BEDROOM TWO

13'5" 7'00" (4.09m 2.13m)



## BEDROOM ONE

13'4" 11'5" (4.06m 3.48m)



## W.C

5'00" 3'4" (1.52m 1.02m)

## 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: Oil

Services: Mains Electric & Water

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

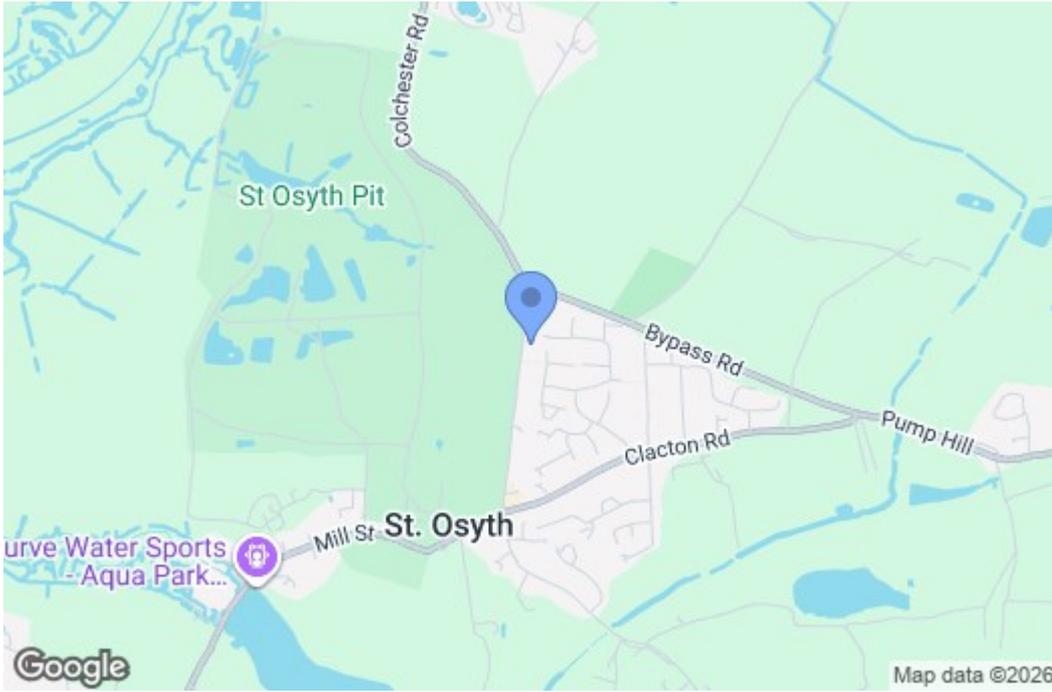
Flood Risk: Low

Additional Charges: No

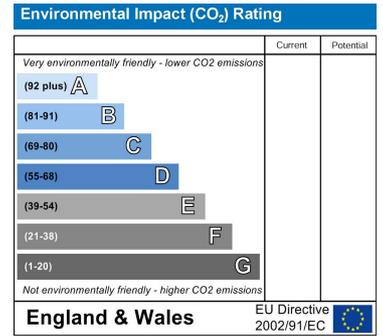
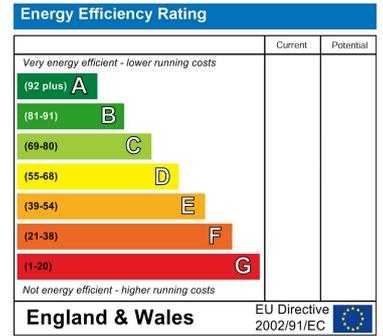
Seller's Position: No Onward Chain

Garden Facing: East

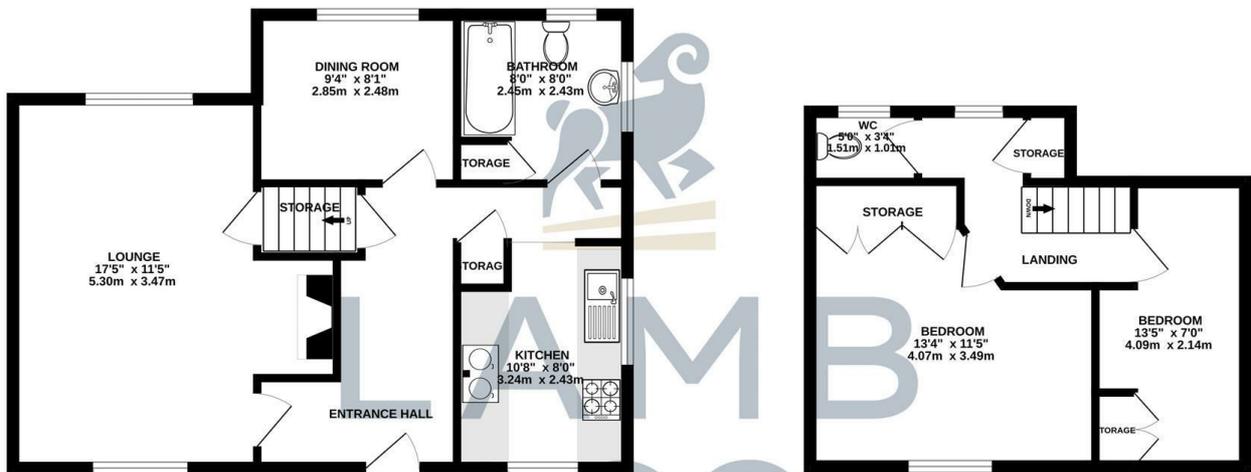
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 881 sq.ft. (81.9 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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