LAMB & CO

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Inspired by property, driven by passion.

AUGER ROAD, CLACTON-ON-SEA, CO16 9GN

PRICE £260,000

The seller is offering £3000 towards stamp duty or legal fees. This modern three-bedroom semi-detached house, built around 2022 in Clacton-on-Sea, showcases contemporary design and quality build—a smart choice for homeowners seeking style, comfort, and energy efficiency.

- Three Bedrooms
- No Onward Chain
- £3000 Incentive
- Built In 2022
- Conservatory
- EPC - B

ENTRANCE HALL

W.C

5'7" 3'1" (1.70m 0.94m)

LOUNGE

14'3" 12'00" (4.34m 3.66m)

KITCHEN

15'3" 8'9" (4.65m 2.67m)

CONSERVATORY

10'00" 8'00" (3.05m 2.44m)

BEDROOM THREE

7'7" 6'00" (2.31m 1.83m)

BEDROOM TWO

9'2" 7'6" (2.79m 2.29m)

BATHROOM

6'2" 6'2" (1.88m 1.88m)

BEDROOM ONE

11'00" 9'6" (3.35m 2.90m)

EN SUITE

6'1" 5'4" (1.85m 1.63m)

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.

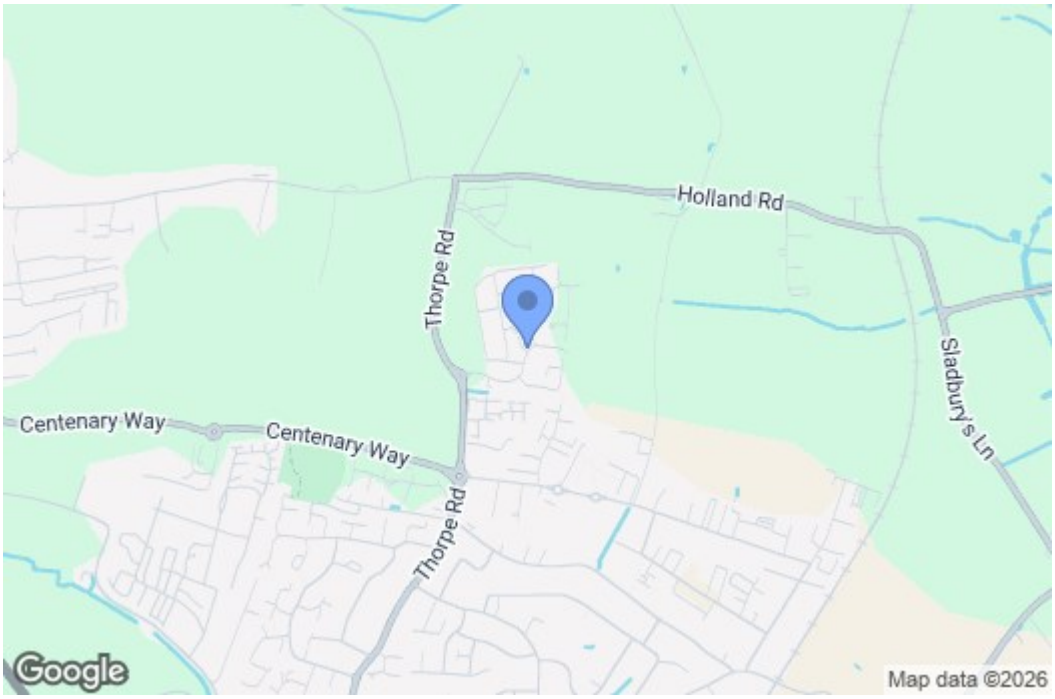
AML

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.

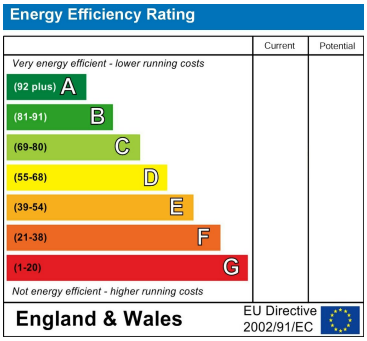
Material Information

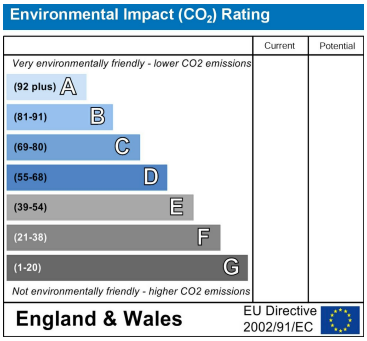
Council Tax Band: C
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: No onward Chain
Garden Facing: West

Map

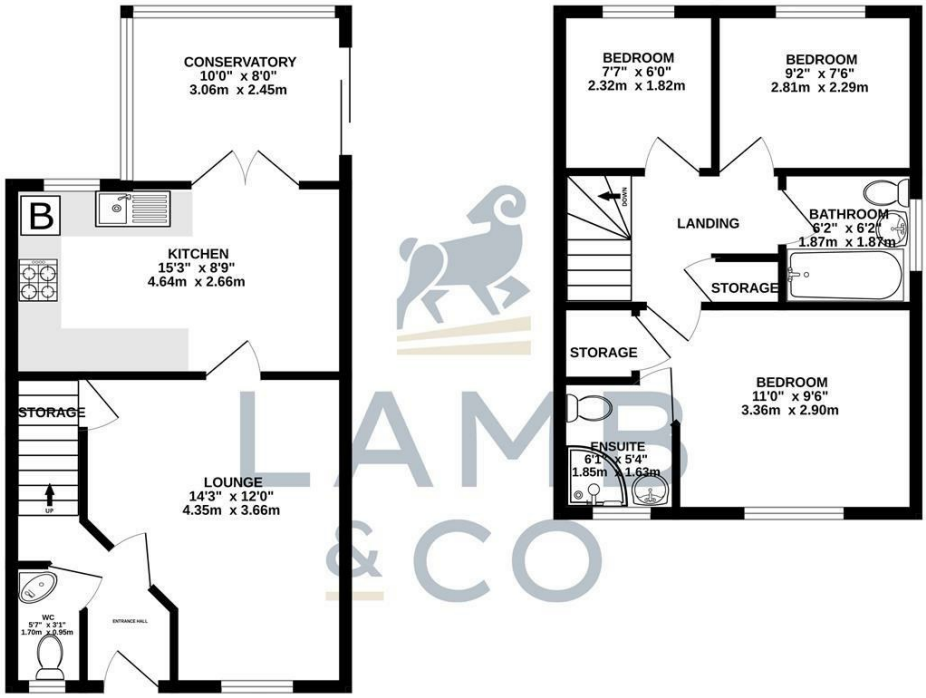


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 808 sq.ft. (75.1 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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