LAMB & CO

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Inspired by property, driven by passion.









PARK WAY, CLACTON-ON-SEA, CO15 1BJ

PRICE £365,000

Ideally positioned within a short walk of the seafront, this attractive property occupies a desirable corner plot and offers spacious and versatile accommodation. The property features two generous bedrooms, a comfortable lounge, conservatory, off-road parking and a garage, making it an appealing home with excellent convenience both inside and out.

- Two Bedrooms
- Off-Road Parking & Garage
- Conservatory
- Generous Size Lounge
- Well-Presented
- EPC-D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



BEDROOM ONE

13'9 x 11'8 (4.19m x 3.56m)



BEDROOM TWO

13'2 x 9'6 (4.01m x 2.90m)



BATHROOM

12'0 x 5'0 (3.66m x 1.52m)



SITTING/DINING ROOM

20'0 x 10'7 (6.10m x 3.23m)



KITCHEN

14'0 x 8'6 (4.27m x 2.59m)



CONSERVATORY

15'5 x 8'8 (4.70m x 2.64m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: D
Heating: Gas
Services:
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other -
Broadband: Ultrafast
Mobile Coverage:
O2 - 77%
EE - 81%
Three - 81%
Vodafone - 84%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk:
Rivers & Sea - Very Low
Surface Water - Very Low
Additional Charges:
Seller's Position: Needs To Find
Garden Facing: West/North
Non-Standard Features to note: N/A

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.

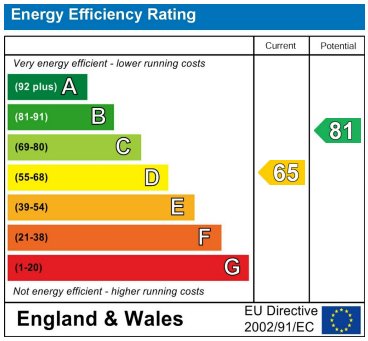
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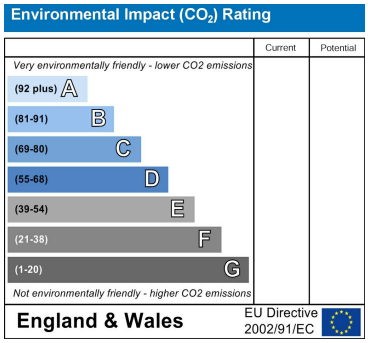
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

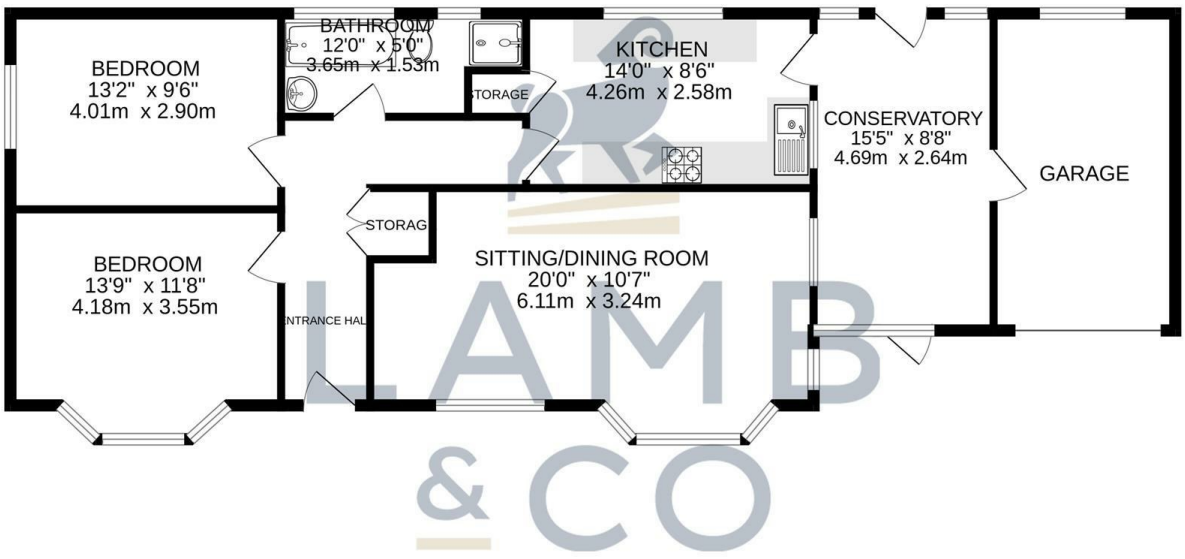


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 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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