



LAMB & CO

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Inspired by property, driven by passion.



ELLIS ROAD, CLACTON-ON-SEA, CO16 0DZ OFFERS IN EXCESS OF £260,000

A well-presented two-bedroom house built in 2020, located in the sought-after village of Thorpe-le-Soken. The property offers modern living throughout and has been well maintained by the current owners. Externally, the home benefits from a private garden complete with a hot tub, which will be included in the sale and an EV car charger. An ideal purchase for first-time buyers, downsizers, or investors seeking a modern home in a popular location.

- Two Bedrooms
- EV Charger
- Downstairs W/C
- Built In 2020
- Well Presented Throughout
- EPC B



Sales | Lettings | Commercial | Land & New Homes
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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

W/C

4'2" x 4'0" (1.27m x 1.22m)



LOUNGE

16'0" x 13'2" (4.88m x 4.01m)



KITCHEN

13'3" x 11'0" (4.04m x 3.35m)



LANDING



BEDROOM TWO

13'2" x 8'0" (4.01m x 2.44m)



SHOWER ROOM

7'8" x 6'2" (2.34m x 1.88m)



BEDROOM ONE

13'3" x 9'0" (4.04m x 2.74m)



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: B

Heating: Gas

Services: Mains water & electric

Broadband: Ultrafast

Mobile Coverage: O2, Three, EE & Vodafone

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

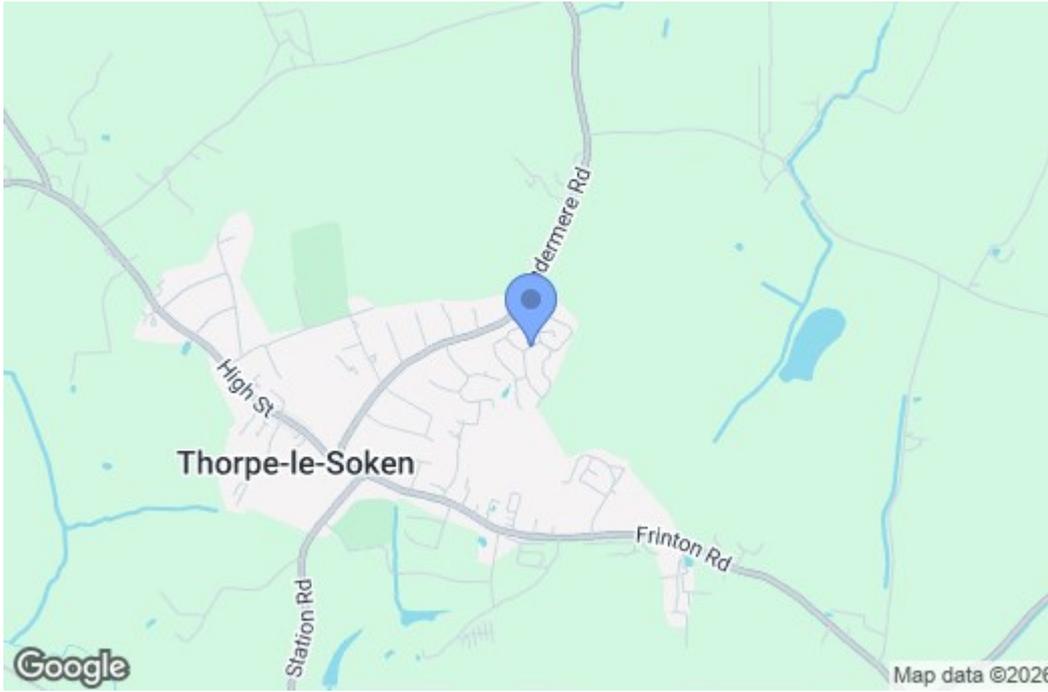
Flood Risk: Very low

Additional Charges: Yearly estate charge £240.00

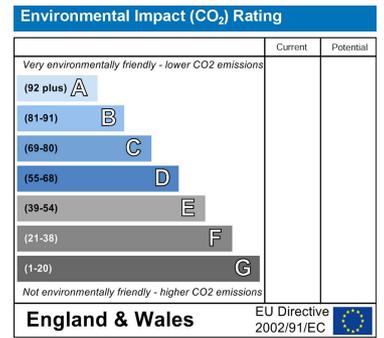
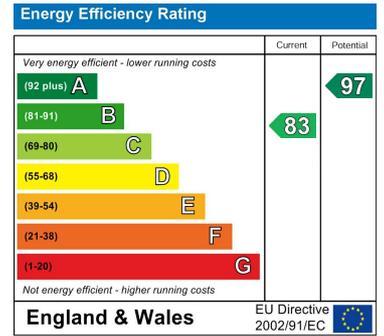
Seller's Position: Need to find

Garden Facing: East

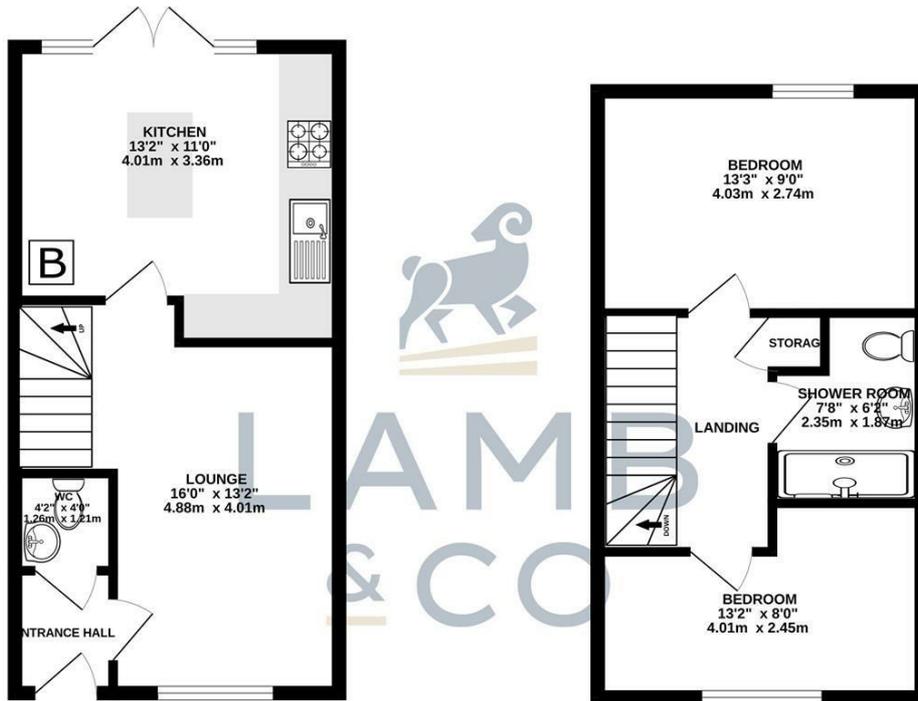
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA : 674 sq.ft. (62.7 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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