



LAMB & CO

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Inspired by property, driven by passion.



ARCHERY FIELDS, CLACTON-ON-SEA, CO15 6RB

OFFERS IN EXCESS OF £175,000

Offered for sale with no onward chain, this well-presented two-bedroom home is an excellent opportunity for first-time buyers and buy-to-let investors alike. The property offers comfortable and well-proportioned accommodation throughout, with the added benefit of being conveniently located close to local amenities, schools and transport links, this is a fantastic opportunity not to be missed.

- Two Bedrooms
- Chain Free
- East Clacton
- Allocated Parking
- Well Presented
- EPC C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE

14'6" x 14'0" (4.42m x 4.27m)



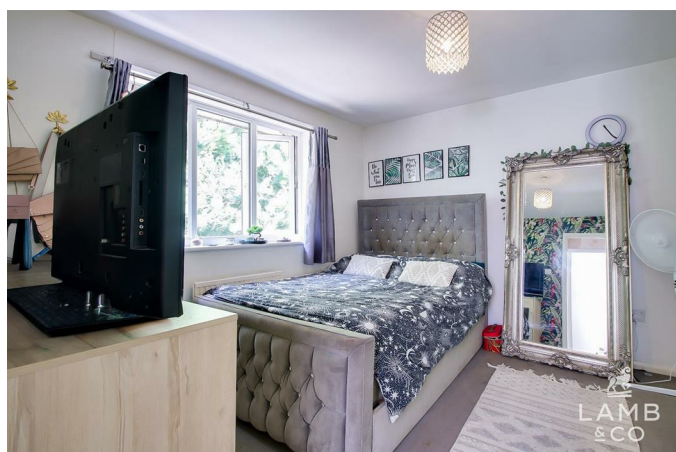
KITCHEN

12'4" x 5'7" (3.76m x 1.70m)



BEDROOM ONE

10'8" x 10'5" (3.25m x 3.18m)



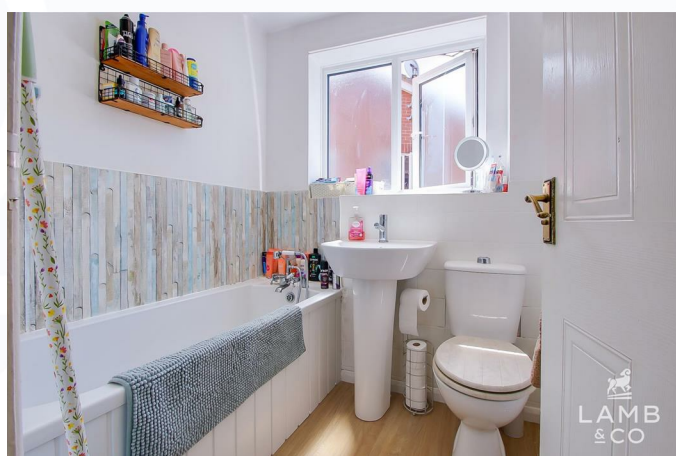
BEDROOM TWO

9'3" x 6'1" (2.82m x 1.85m)



BATHROOM

6'2" x 6'0" (1.88m x 1.83m)



OUTSIDE FRONT



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 electricity - Yes

Mains gas - Yes

Mains water - Yes

Mains drainage - Yes

Other -

Broadband: Ultrafast

Mobile Coverage:

O2 - 74%

EE - 80%

Three - 79%

Vodafone - 81%

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk:

Rivers & Sea - Very low

Surface Water - Very low

Additional Charges: N/A

Seller's Position: No onward chain

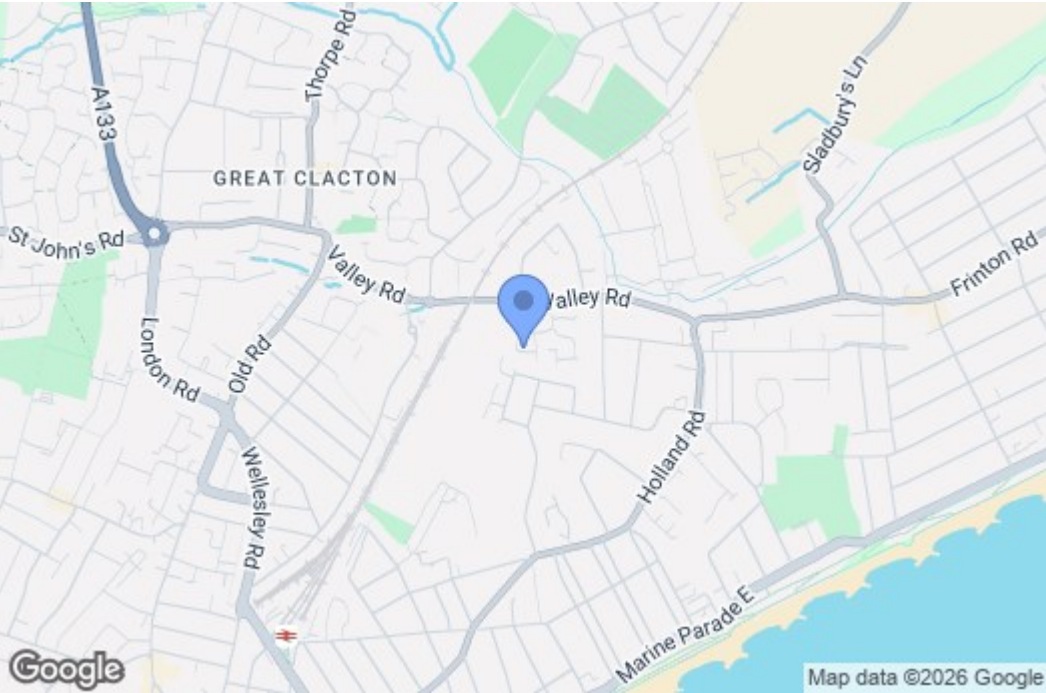
Garden Facing: N/A

Non-Standard Features to note:

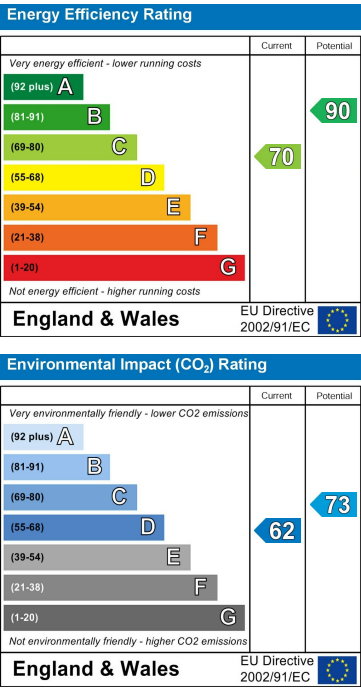
Additional Information

We have been made aware the property previously underwent remedial works following historic structural movement, for further information please contact our office.

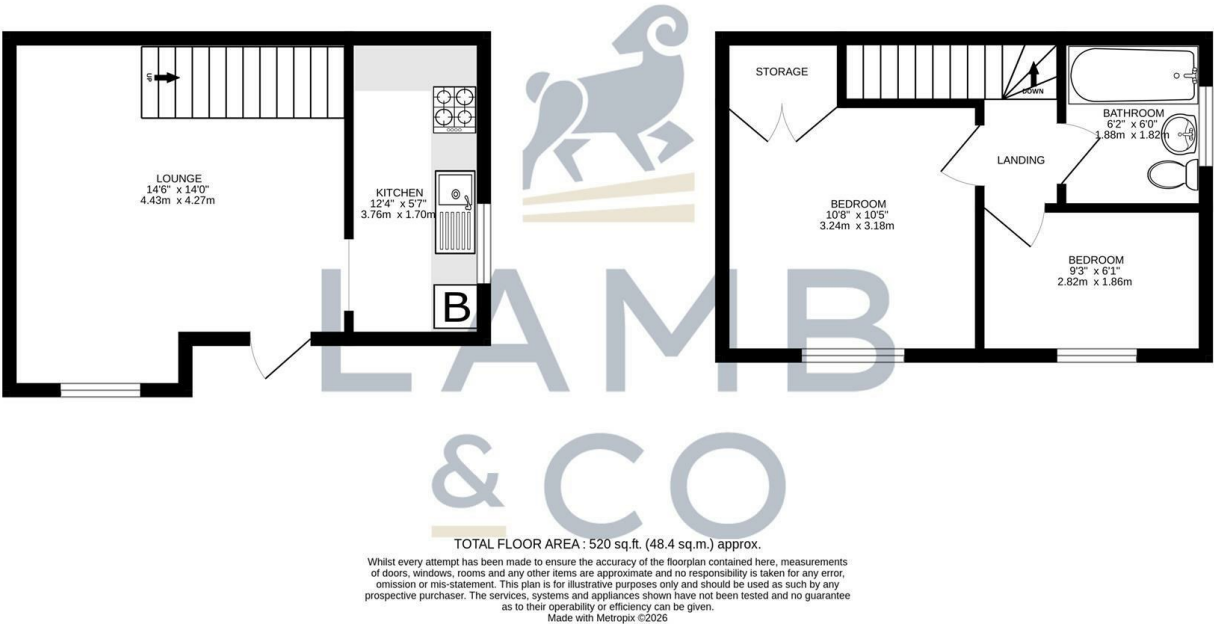
Map



EPC Graphs



Floorplan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.