



LAMB & CO

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Inspired by property, driven by passion.



**MUSWELL WALK, CLACTON-ON-SEA, CO16 7HA**

**PRICE £160,000**

This well presented three-bedroom semi-detached house in Clacton-on-Sea presents an excellent investment opportunity, being sold with a tenant in situ and offering an attractive yield of approximately 6.8%

- Three Bedrooms
- Being Sold With Tenant In Situ
- Dressing Room
- Well Presented
- 6.8% Yield
- EPC - D

## LOUNGE

15'00" 12'00" (4.57m 3.66m)



## BEDROOM TWO

9'00" 6'3" (2.74m 1.91m)



## KITCHEN

15'00" 9'00" (4.57m 2.74m)



## W.C

4'8" 3'00" (1.42m 0.91m)

## BEDROOM THREE

7'6" 6'2" (2.29m 1.88m)



## BEDROOM ONE

10'7" 9'5" (3.23m 2.87m)



## EN SUITE

6'7" 5'00" (2.01m 1.52m)

## DRESSING ROOM

8'7" 6'9" (2.62m 2.06m)



## 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: A

Heating: Gas

Services: All Mains

Broadband: Superfast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

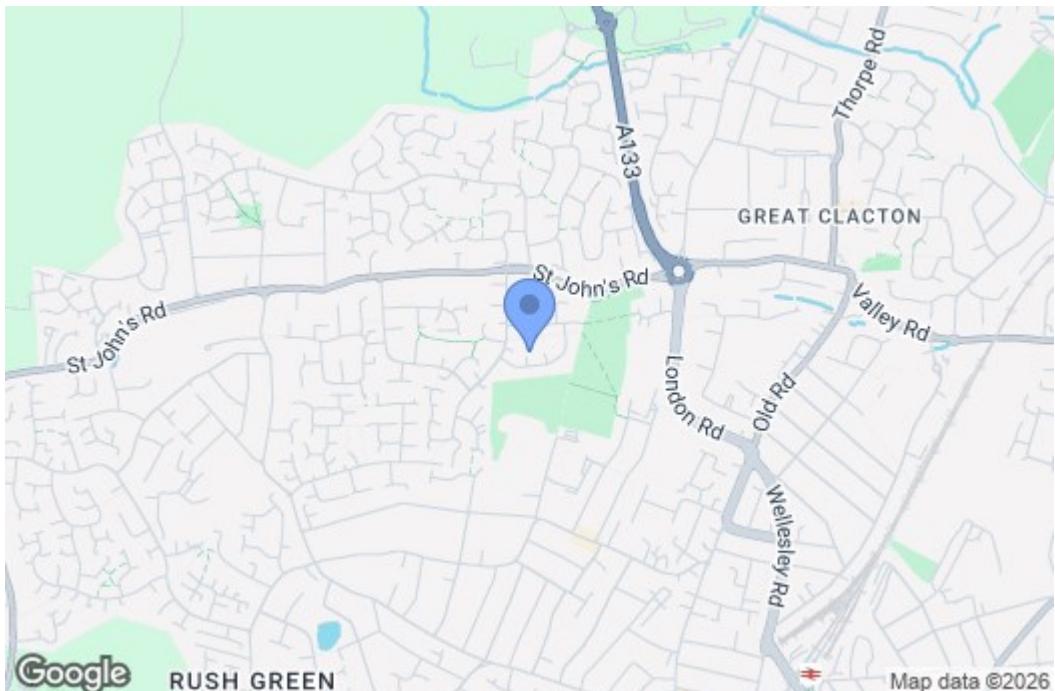
Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain (Sold With Tenant In Situ)

Garden Facing: South

## Map

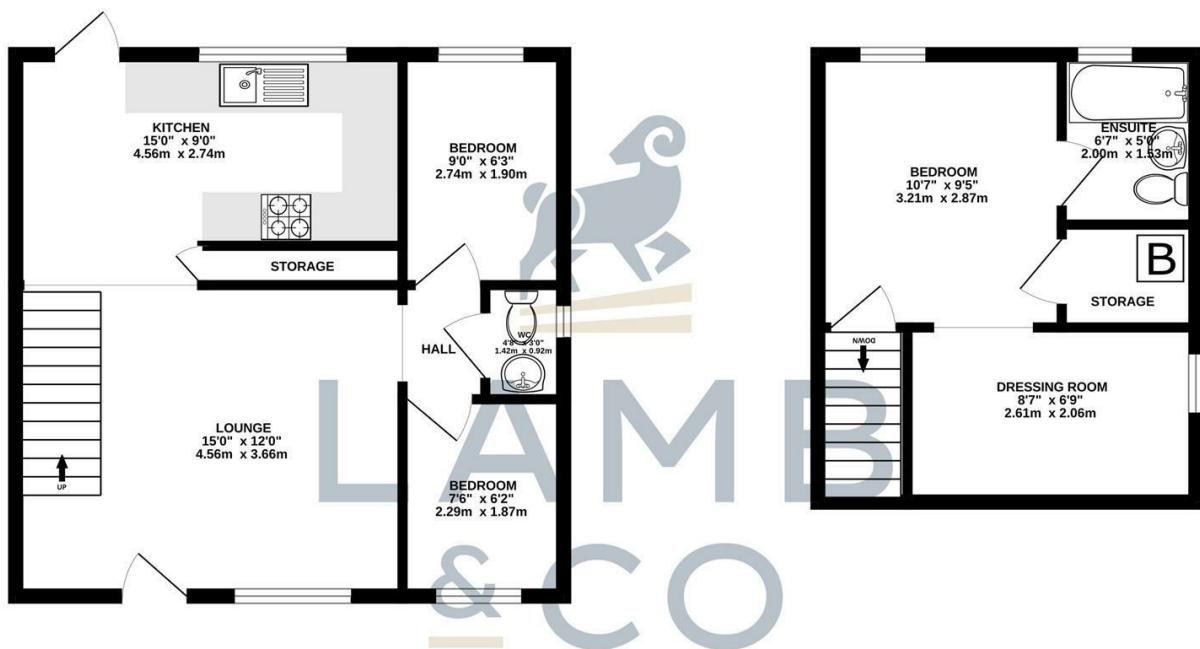


## EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA : 696 sq.ft. (64.7 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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