



LAMB & CO

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Inspired by property, driven by passion.



## HOXTON CLOSE, CLACTON-ON-SEA, CO16 7HN

GUIDE PRICE £230,000

**\*\*Guide Price £230,000-£240,000\*\*** This well-presented two-bedroom semi-detached house in Clacton-on-Sea offers comfortable and modern living, making it an ideal choice for first-time buyers, downsizers, or investors. The accommodation includes a bright lounge, a modern fitted kitchen, two well-proportioned bedrooms, and a stylish family bathroom. Conveniently located close to local amenities, schools, and transport links, this attractive home is ready to move straight into.

- Two Bedrooms
- Garage
- Kitchen/Diner
- Well presented
- Ideal First Time Buy
- Conservatory
- EPC D



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## ENTRANCE HALL

## LOUNGE

14'00" 14'00" (4.27m 4.27m )



## BATHROOM

6'7" 6'4" (2.01m 1.93m)



## KITCHEN/DINING ROOM

17'00" 9'00" (5.18m 2.74m)



## BEDROOM TWO

10'00" 9'5" (3.05m 2.87m)



## CONSERVATORY

15'00" 5'00" (4.57m 1.52m )

## BEDROOM ONE

14'00" 11'9" (4.27m 3.58m )



## 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.

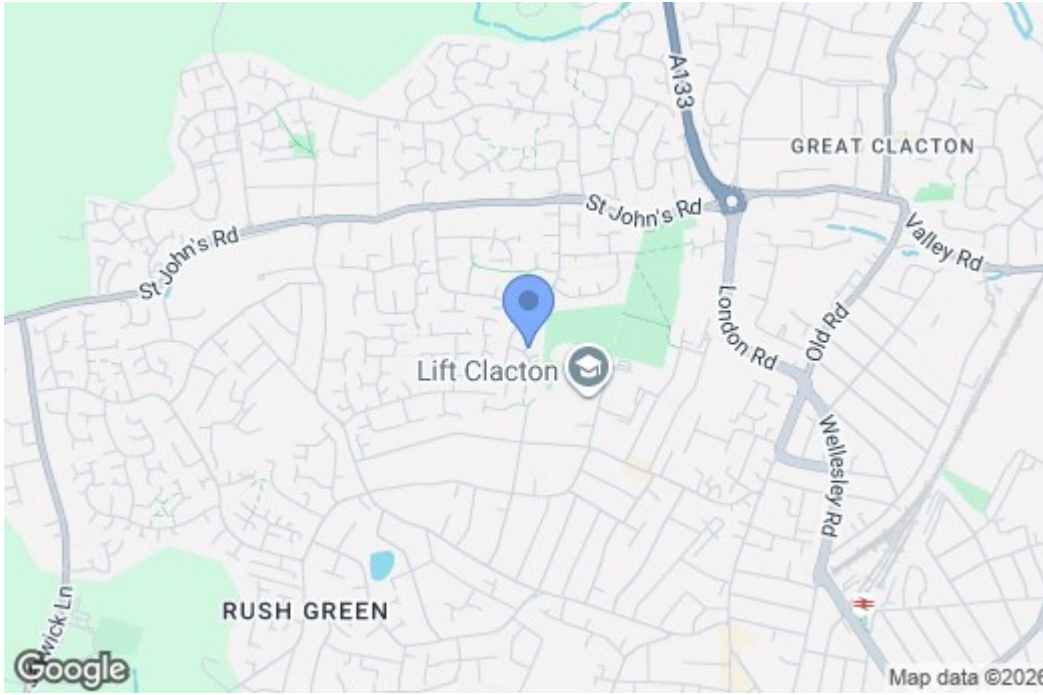
### AML

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.

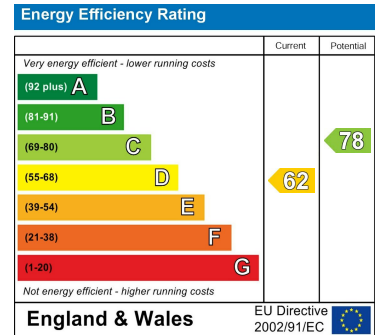
### Material Information

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: Needs To Find  
Garden Facing: West

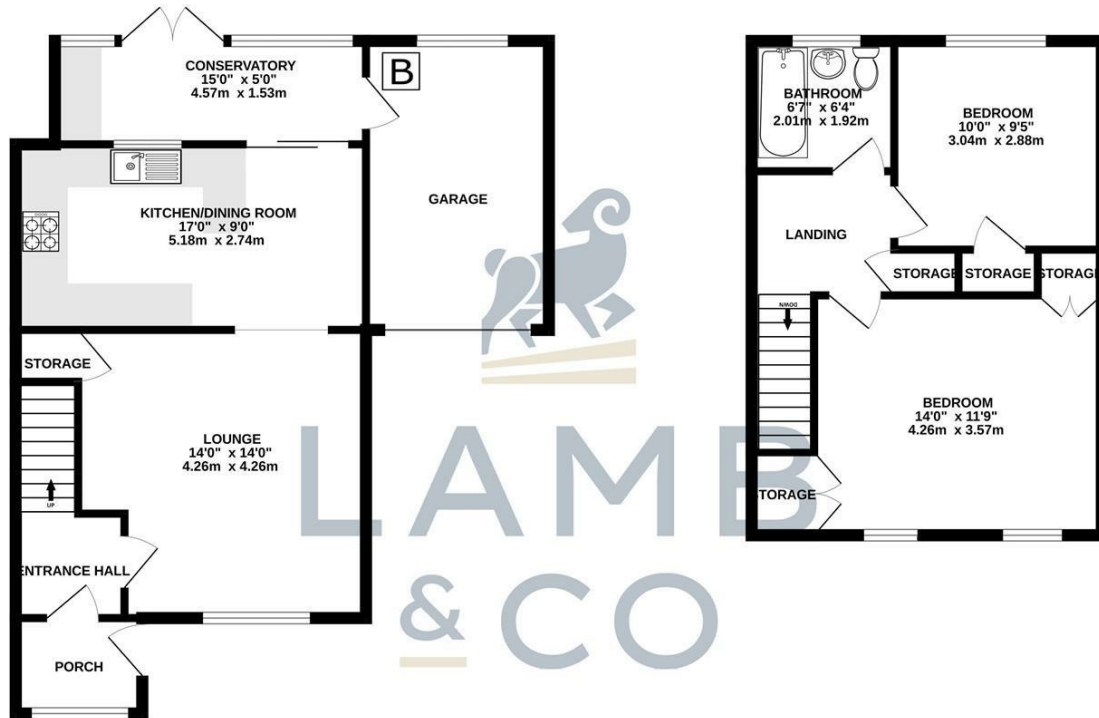
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA : 901 sq.ft. (83.8 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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