



LAMB & CO

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Inspired by property, driven by passion.



CHURCH CRESCENT, CLACTON-ON-SEA, CO15 6AH OFFERS IN EXCESS OF £195,000

Situated in the popular seaside town of Clacton-on-Sea, this charming two-bedroom semi-detached home is perfectly positioned just a stone's throw from the beach, offering an ideal coastal lifestyle. The property provides comfortable and well-presented accommodation, including a bright living area, a fitted kitchen, and two well-proportioned bedrooms, making it ideal for first-time buyers, small families, or those seeking a holiday retreat by the sea.

- Two Bedrooms
- Off Road Parking
- East Clacton
- Close To Beach
- Well Presented
- EPC - E



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Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE

14'00" 13'00" (4.27m 3.96m)



DINING ROOM

12'8" 8'7" (3.86m 2.62m)



KITCHEN

11'5" 6'3" (3.48m 1.91m)



BEDROOM ONE

13'00" 11'7" (3.96m 3.53m)



BEDROOM TWO

8'10" 8'8" (2.69m 2.64m)



SHOWER ROOM

11'5" 6'5" (3.48m 1.96m)



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: B

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

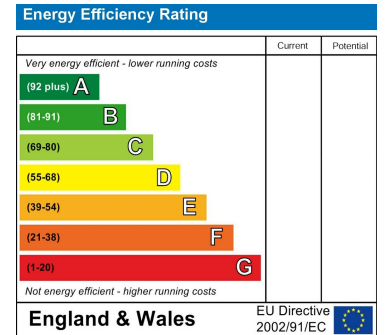
Seller's Position: Needs To Find

Garden Facing: North

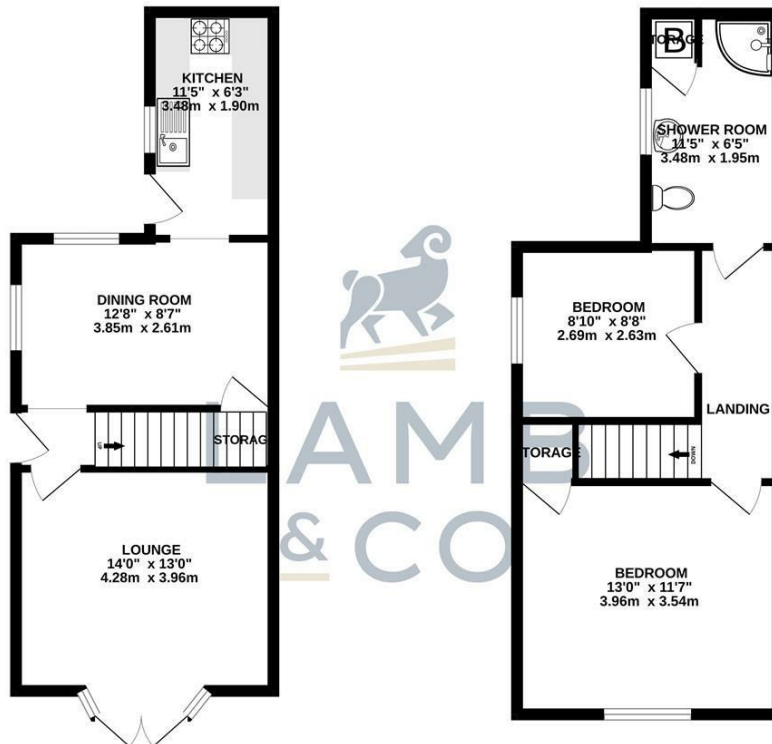
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 751 sq.ft (69.8 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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