



LAMB & CO

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Inspired by property, driven by passion.



## OXFORD ROAD, CLACTON-ON-SEA, CO15 3TB

PRICE £230,000

This well-presented 3-bedroom home offers a fantastic opportunity for those looking to move without delay, as it is being sold with no onward chain. Ideally located in a convenient area, the property is close to local amenities, transport links, and schools. The property also benefits from off road parking and a brick build outbuilding.

- Three Bedrooms
- No Onward Chain
- Outbuilding
- Close To Train Station
- Off Road Parking
- EPC TBC

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL



### LOUNGE

12'0" x 11'0" (3.66m x 3.35m )



### DINING ROOM

12'3" x 11'0" (3.73m x 3.35m )



### KITCHEN

8'2" x 6'6" (2.49m x 1.98m )



### LANDING



## BATHROOM

8'5" x 5'0" (2.57m x 1.52m )



## BEDROOM THREE

7'9" x 6'9" (2.36m x 2.06m )



## BEDROOM TWO

12'7" x 12'0" (3.84m x 3.66m )



## OUTSIDE FRONT



## BEDROOM ONE

13'4" x 12'5" (4.06m x 3.78m )



## OUTSIDE REAR



## OUTBUILDING



## 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.

## Additional Info

Council Tax Band: B

Heating: Gas

Services: Mains, gas, electricity and sewage

Broadband: Ultrafast Full Fibre

Mobile Coverage: Three likely. EE, O2 and Vodafone limited

Construction: Traditional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Very low

Additional Charges: N/A

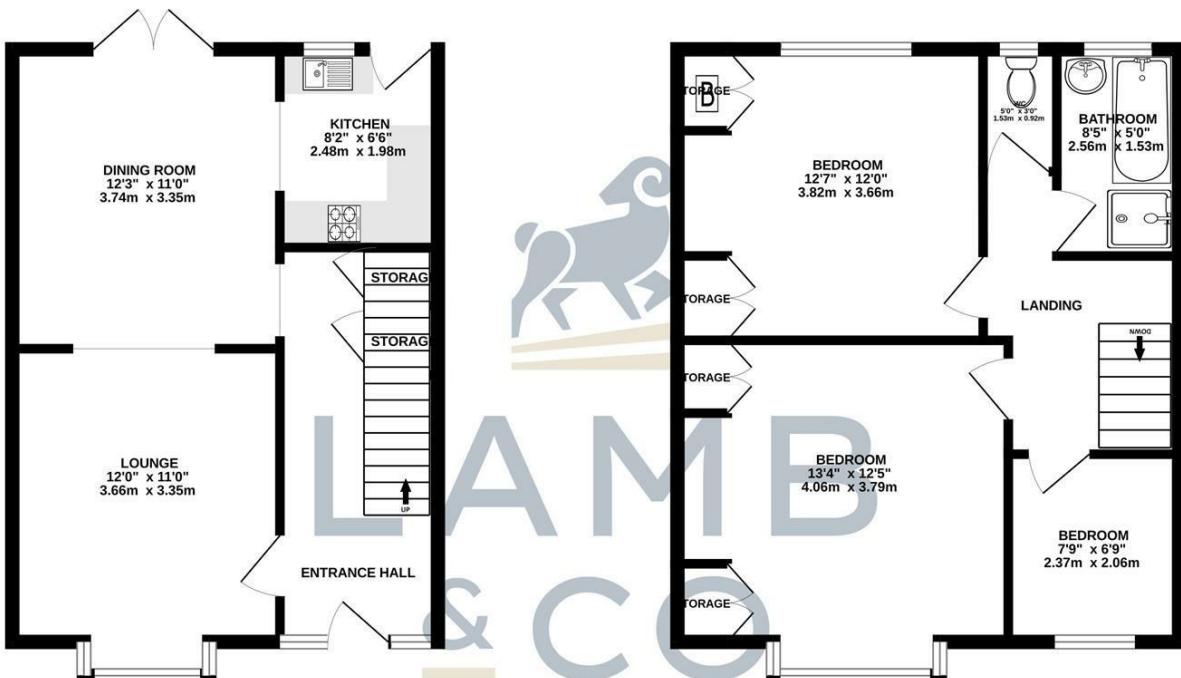
Seller's Position: No onward chain

Garden Facing: North West

## Map



## Floorplan



TOTAL FLOOR AREA : 942 sq.ft. (87.5 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 only. 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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