



LAMB & CO

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Inspired by property, driven by passion.



WALTON ROAD, CLACTON-ON-SEA, CO15 6DU

GUIDE PRICE £275,000

Guide Price £275,000-£285,000. This well-loved family home combines comfort, space, and smart energy efficiency, with solar panels and a battery system helping to keep running costs down. Additional benefits include two generous reception rooms and a bright conservatory that extends the living space, creating a wonderful connection to the garden and the perfect spot to relax or entertain.

- Three Bedrooms
- Dining Room
- Solar Panels & Battery
- Well Presented Throughout
- Conservatory
- EPC - D



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ENTRANCE HALL

LOUNGE

14'00" 11'00" (4.27m 3.35m)



DINING ROOM/OFFICE

11'5" 9'2" (3.48m 2.79m)

KITCHEN/DINER

19'2" 9'8" (5.84m 2.95m)



CONSERVATORY

12'7" 7'9" (3.84m 2.36m)



BEDROOM TWO

16'6" 10'00" (5.03m 3.05m)



SHOWER ROOM

8'9" 5'5" (2.67m 1.65m)



BEDROOM THREE

11'6" 9'4" (3.51m 2.84m)



BEDROOM ONE

14'8" 11'6" (4.47m 3.51m)



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

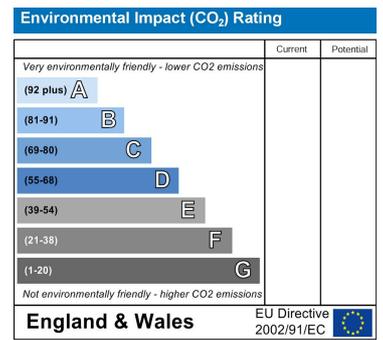
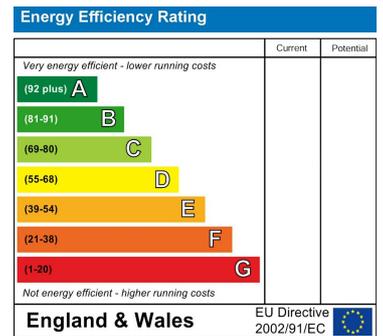
Seller's Position: Needs To Find

Garden Facing: South

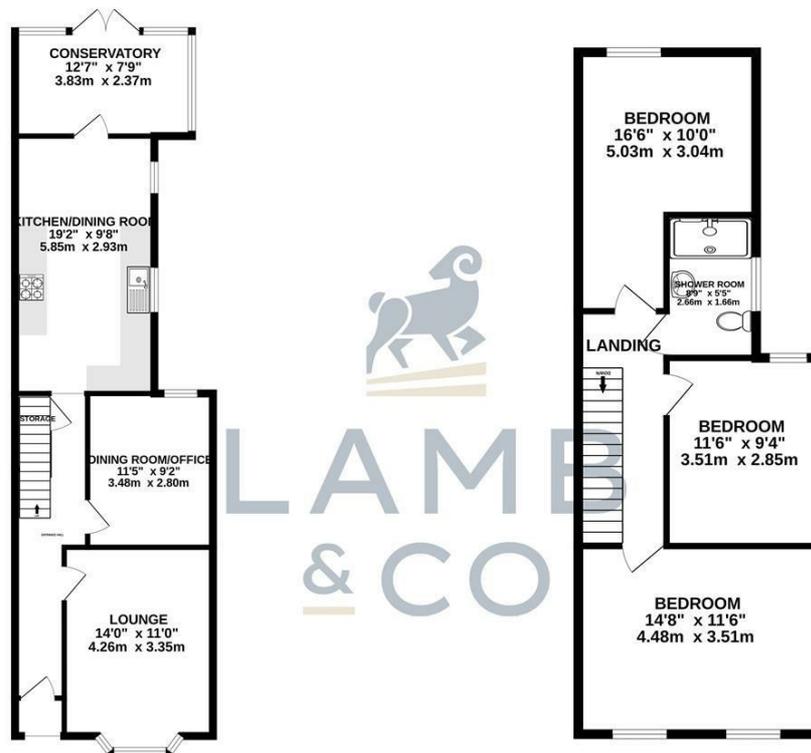
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 1214 sq ft (112.8 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and 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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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 firm's employment has the authority to make or give any representation or warranty in respect of the property.