



LAMB & CO

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Inspired by property, driven by passion.



## OLD ROAD, CLACTON-ON-SEA, CO15 3LT

PRICE £165,000

A well-proportioned two-bedroom semi-detached home in Clacton-on-Sea, offering comfortable accommodation and great potential in a popular coastal town location. This property is ideal for first-time buyers, downsizers or investors alike.

- Two Bedrooms
- No Onward Chain
- Dining Room
- Ideal First Time Buy
- Well Presented
- EPC - E

## ENTRANCE HALL

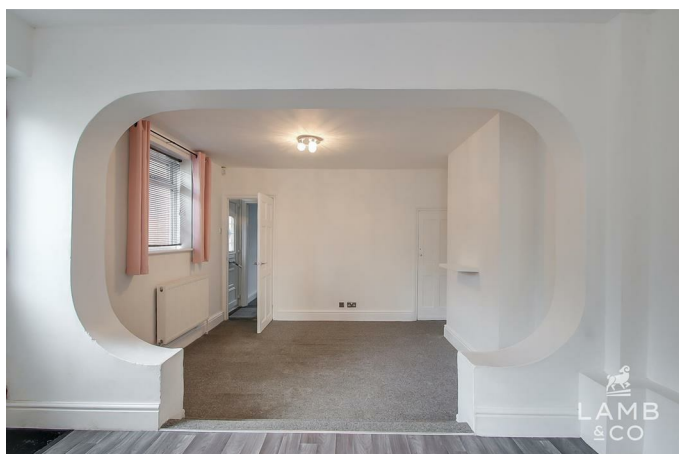
## LOUNGE

12'7" 11'00" (3.84m 3.35m)



## DINING ROOM

12'6" 10'00" (3.81m 3.05m )



## KITCHEN

12'7" 11'6" (3.84m 3.51m)



## W.C

4'8" 3'5" (1.42m 1.04m)



## BATHROOM

11'00" 6'5" (3.35m 1.96m )



## BEDROOM TWO

12'7" 1'00" (3.84m 0.30m)



## BEDROOM ONE

12'6" 11'2" (3.81m 3.40m)



## 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.

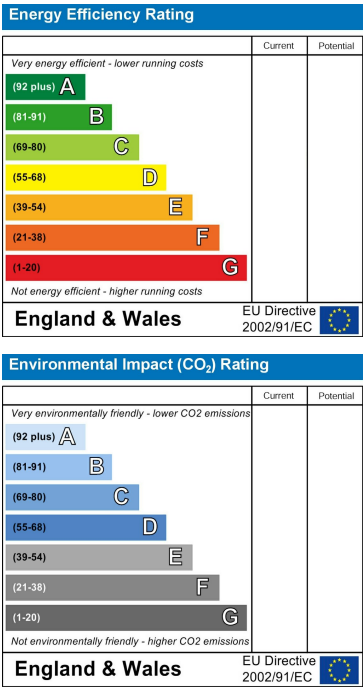
### Material Information

Council Tax Band: A  
Heating: Gas  
Services: All Mains  
Broadband: Ultrafast  
Mobile Coverage: Good  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: No Onward Chain  
Garden Facing: West

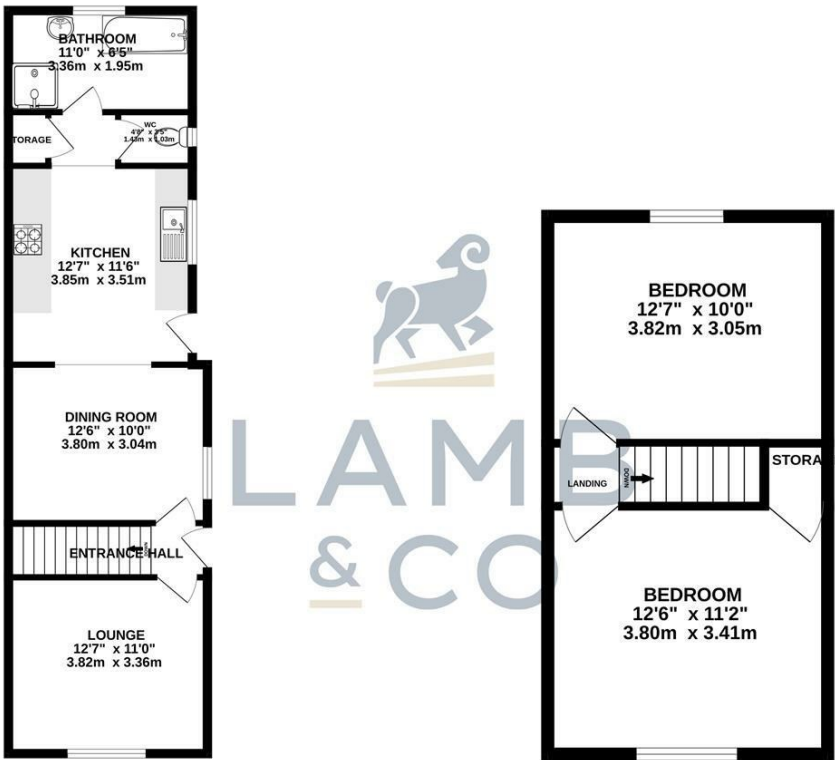
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 968 sq ft (89.7 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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.