



LAMB & CO

Call us on 01255 422 240  
Inspired by property, driven by passion.



## ASTLEY ROAD, CLACTON-ON-SEA, CO15 3EJ

PRICE £245,000

A well-presented three-bedroom semi-detached house situated in the popular coastal town of Clacton-on-Sea. This attractive home offers spacious and comfortable accommodation, making it ideal for families, first-time buyers, or those looking to enjoy seaside living. The property is well presented throughout and features a bright and welcoming living area, a modern kitchen/diner, and three well-proportioned bedrooms, along with a family bathroom. The interior has been maintained to a good standard, allowing prospective buyers to move straight in. Externally, the property benefits from a private rear garden which includes a useful outbuilding fitted with electricity.

- Three Bedrooms
- Well Presented
- Kitchen/Diner
- Outbuilding In Rear Garden
- Downstairs W.C
- EPC - TBC

## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### ENTRANCE HALL

### LOUNGE

12'00" 11'00" (3.66m 3.35m)



### W.C

4'00" 2'2" (1.22m 0.66m)

### KITCHEN/DINING ROOM

17'5" 12'4" (5.31m 3.76m)



### SHOWER ROOM

10'3" 6'8" (3.12m 2.03m)

### BEDROOM TWO

12'00" 8'5" (3.66m 2.57m)



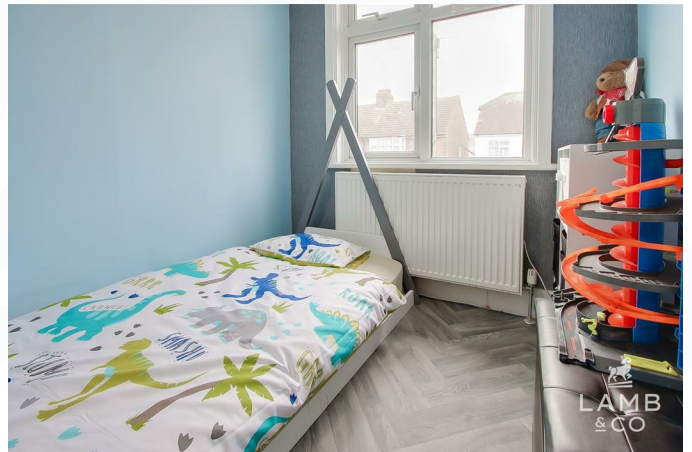
### BEDROOM ONE

12'4" 9'11" (3.76m 3.02m )



### BEDROOM THREE

8'4" 6'8" (2.54m 2.03m )



## 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

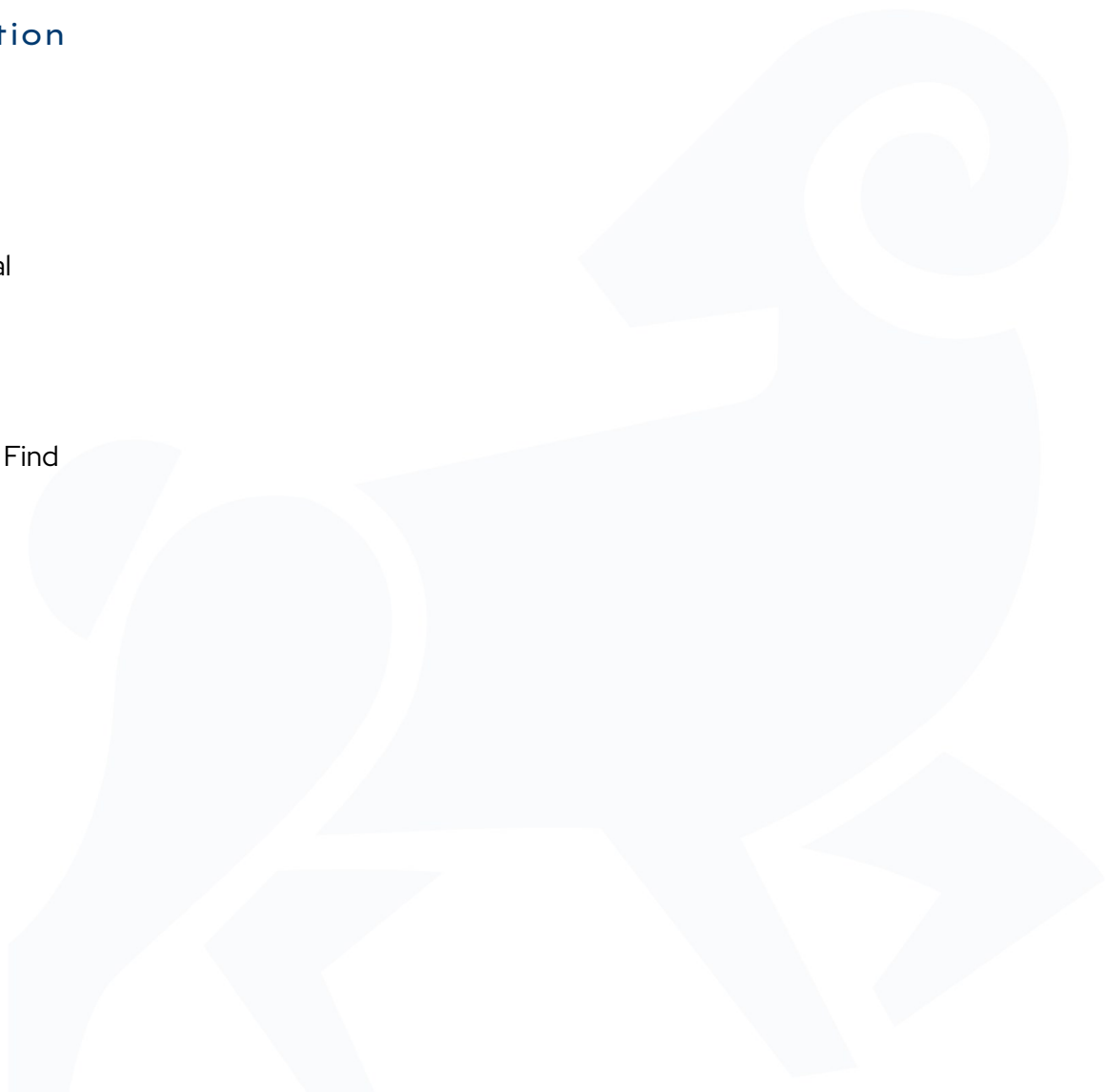
Rights & Easements: No

Flood Risk: Low

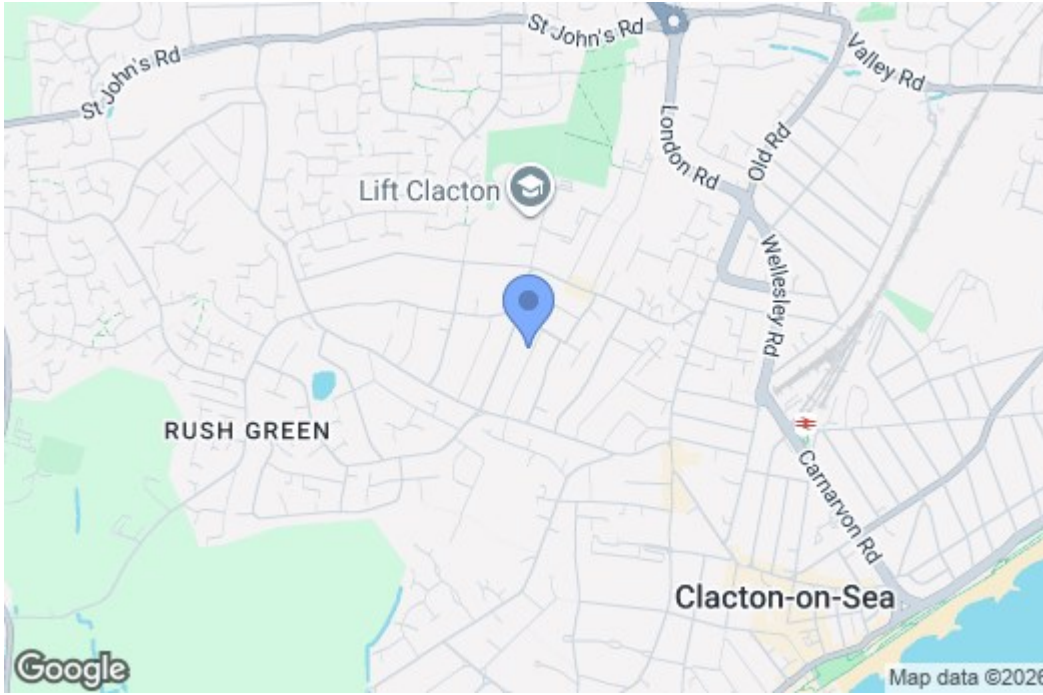
Additional Charges: No

Seller's Position: Needs To Find

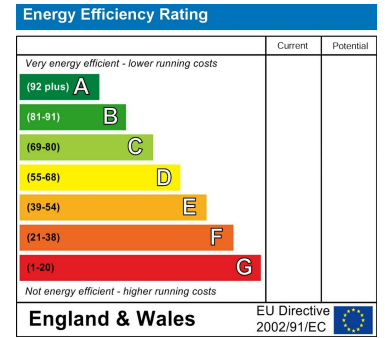
Garden Facing: West



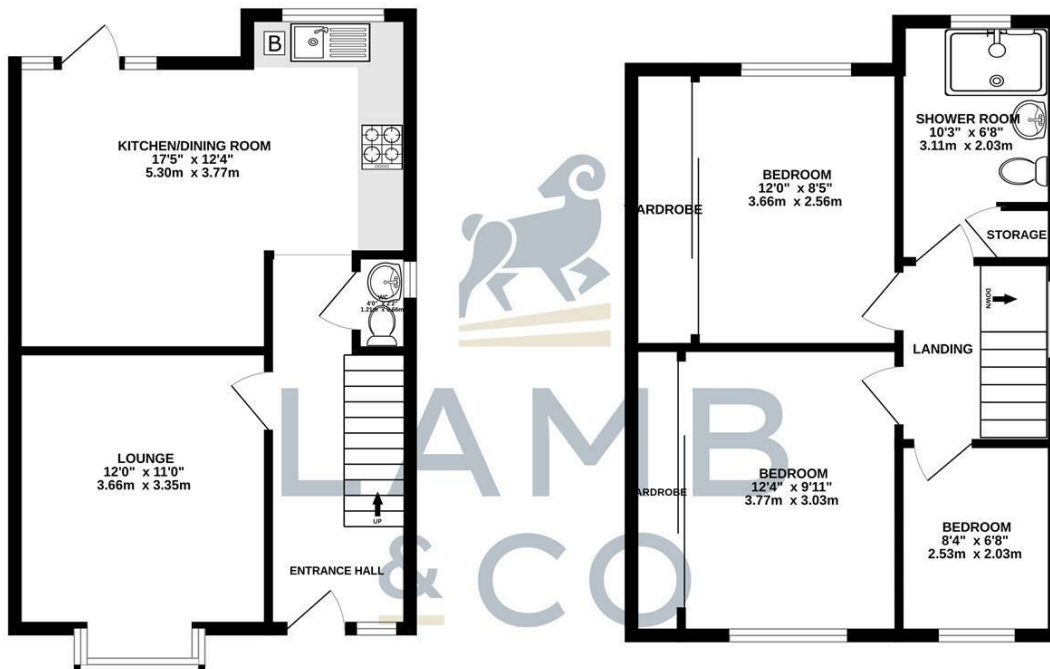
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 905 sq.ft. (84.0 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.  
Made with Metropix ©2025

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.