



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. A generously proportioned three-bedroom semi-detached home in Clacton-on-Sea, offering excellent space throughout and thoughtful features that enhance everyday living. This well-loved family property includes solar panels, helping reduce energy costs, and a bright conservatory that extends the living space and connects beautifully with the garden.

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

ENTRANCE HALL

LOUNGE

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



CONSERVATORY

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



DINING ROOM/OFFICE

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

KITCHEN/DINER

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



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

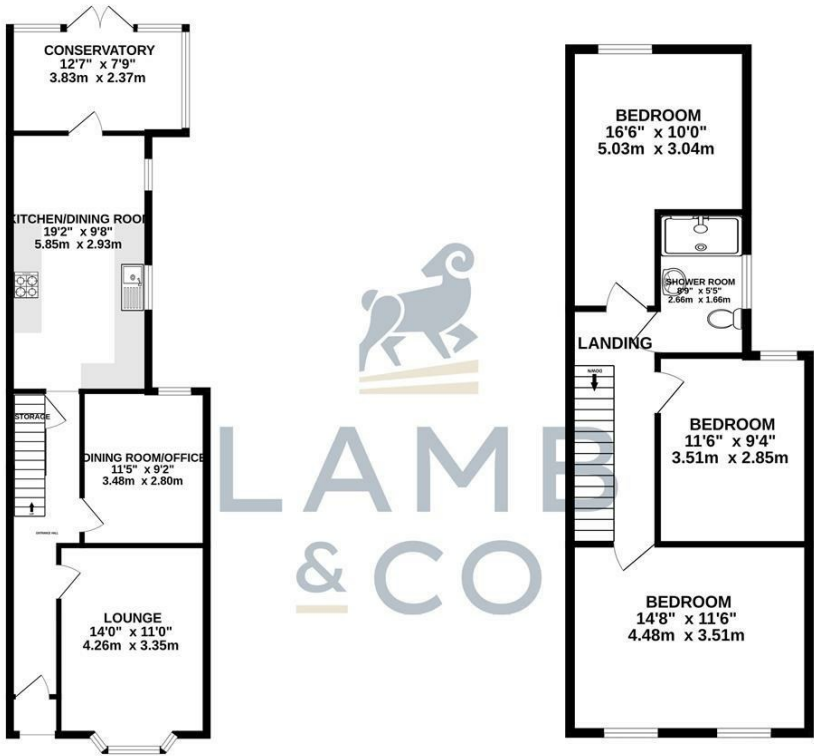
Map



EPC Graphs



Floorplan



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.