



LAMB & CO

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Inspired by property, driven by passion.



NORTH ROAD, CLACTON-ON-SEA, CO15 4DG

PRICE £280,000

A well-presented two/three bedroom detached house situated in the sought-after area of Great Clacton, offered for sale with no onward chain. The property provides flexible accommodation, ideal for families or those seeking additional workspace, and benefits from a bright conservatory overlooking the garden. Externally, there is a versatile annexe/outbuilding offering excellent potential for guest accommodation, a home office or studio (subject to relevant permissions). Conveniently located close to local amenities, schools and transport links, this property represents a fantastic opportunity for a range of buyers.

- Two/Three Bedrooms
- Large Driveway
- Conservatory
- Great Clacton
- Out Building/Annexe
- EPC D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



SHOWER ROOM

7'0" x 6'5" (2.13m x 1.96m)



KITCHEN

10'8" x 10'0" (3.25m x 3.05m)



LOUNGE

15'8" x 15'8" (4.78m x 4.78m)



BEDROOM TWO

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



CONSERVATORY

13'1" x 9'1" (3.99m x 2.77m)



OUTSIDE FRONT



BEDROOM ONE

14'2" x 13'0" (4.32m x 3.96m)



OUTSIDE REAR



ANNEXE/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.

Material Information

Council Tax Band: C

Heating: Gas

Services: Mains water and electric

Broadband: Ultrafast

Mobile Coverage: O2, EE, Three & Vodafone

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

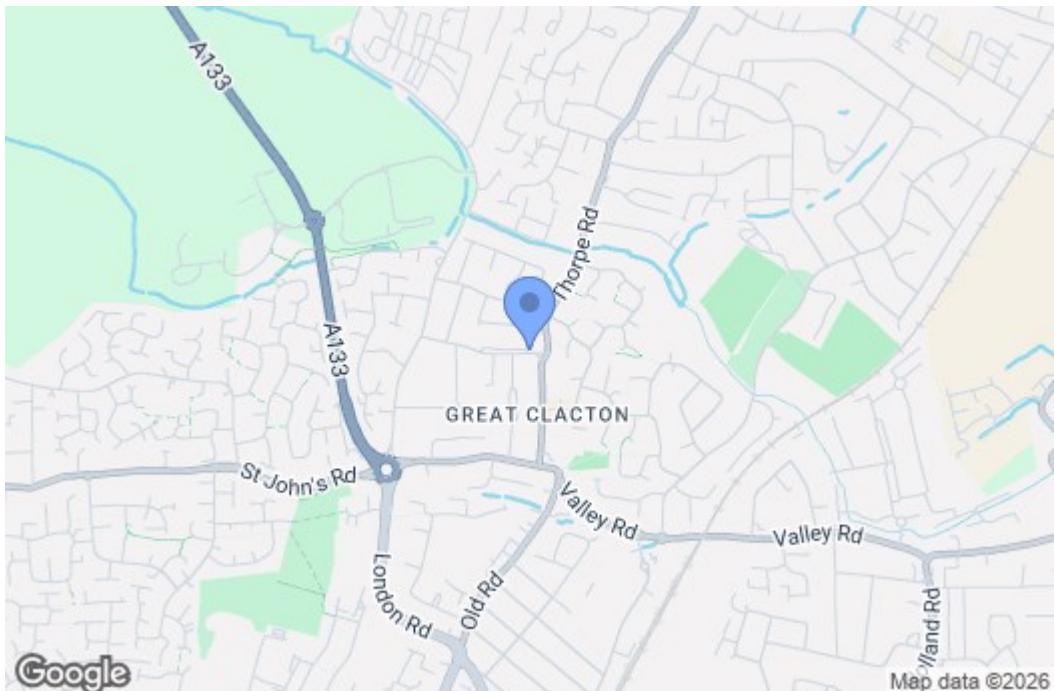
Flood Risk: Very low

Additional Charges: N/A

Seller's Position: No onward chain

Garden Facing: North

Map



EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.