LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.









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

PRICE £120,000

This one-bedroom terraced home offers an excellent opportunity for first-time buyers or buy-to-let investors. Conveniently located close to a range of local amenities, the property is ideally positioned for everyday living and commuting. The home is offered with no onward chain, allowing for a smooth and straightforward purchase process.

- Two Bedrooms
- No Onward Chain
- Proximity to Amenities
- Private Garden
- Great Clacton
- EPC D

OUTSIDE FRONT



BATHROOM



LOUNGE



BEDROOM ONE



KITCHEN



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.

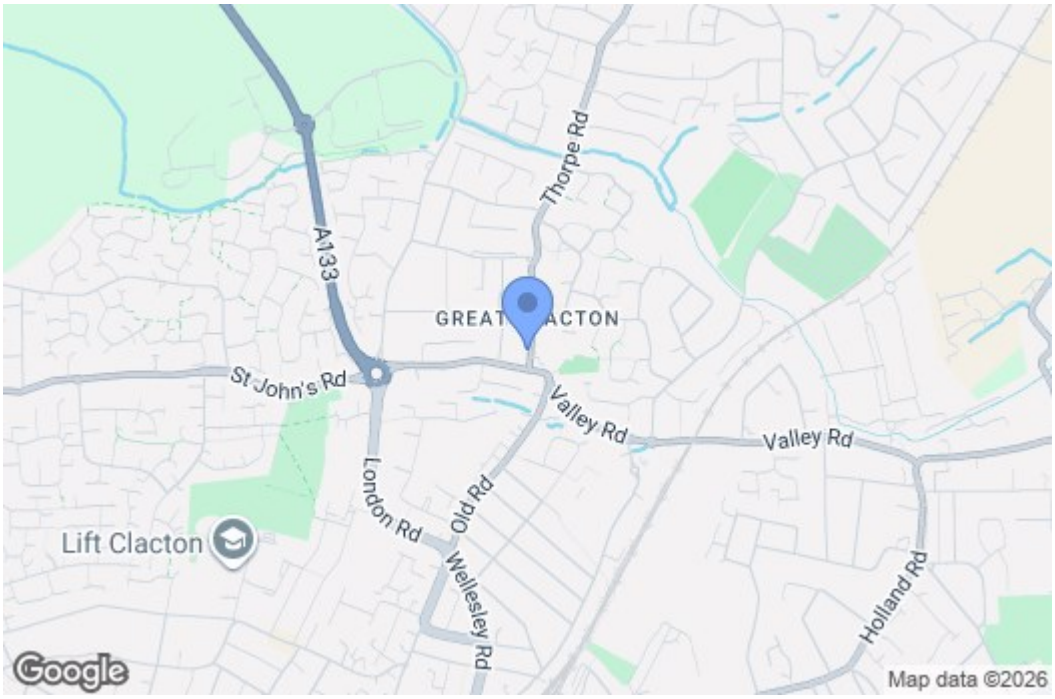
AML

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.

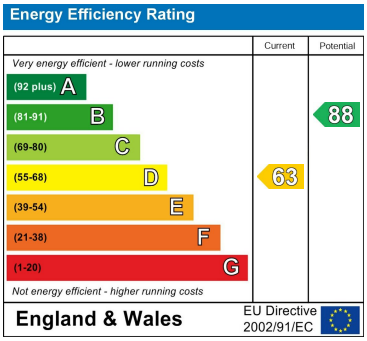
Material Information

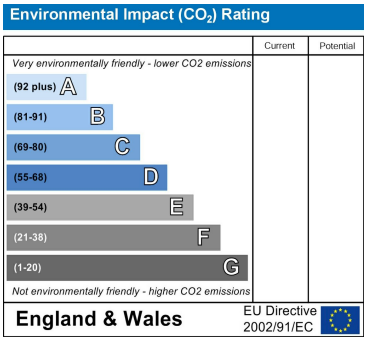
Council Tax Band: B
Heating: Gas Central Heating
Services: Mains
Broadband: Ultra Fast
Mobile Coverage:: EE-77%, Three-78%, Vodafone-78% & O2-73%
Construction: Conventional
Restrictions: None
Rights & Easements: None
Flood Risk: Very Low
Additional Charges: N/A
Seller's Position: No onward Chain
Garden Facing: West

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.