LAMB & CO

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Inspired by property, driven by passion.

WALTON ROAD, CLACTON-ON-SEA, CO15 6DU

GUIDE PRICE £270,000

This well-loved family home combines comfort, space, and smart energy efficiency, with solar panels and a battery system helping to keep running costs down. Additional benefits include two generous reception rooms and a bright conservatory that extends the living space, creating a wonderful connection to the garden and the perfect spot to relax or entertain.

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

ENTRANCE HALL

LOUNGE

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

DINING ROOM/OFFICE

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

KITCHEN/DINER

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

CONSERVATORY

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

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

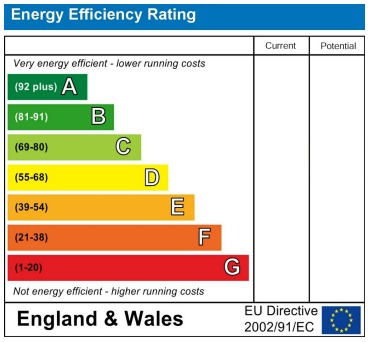
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

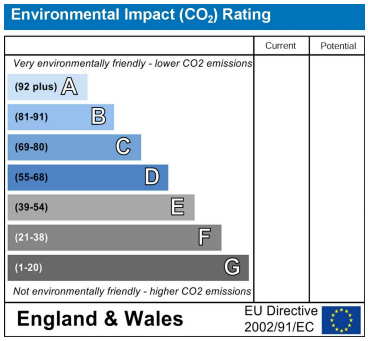
Material Information

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

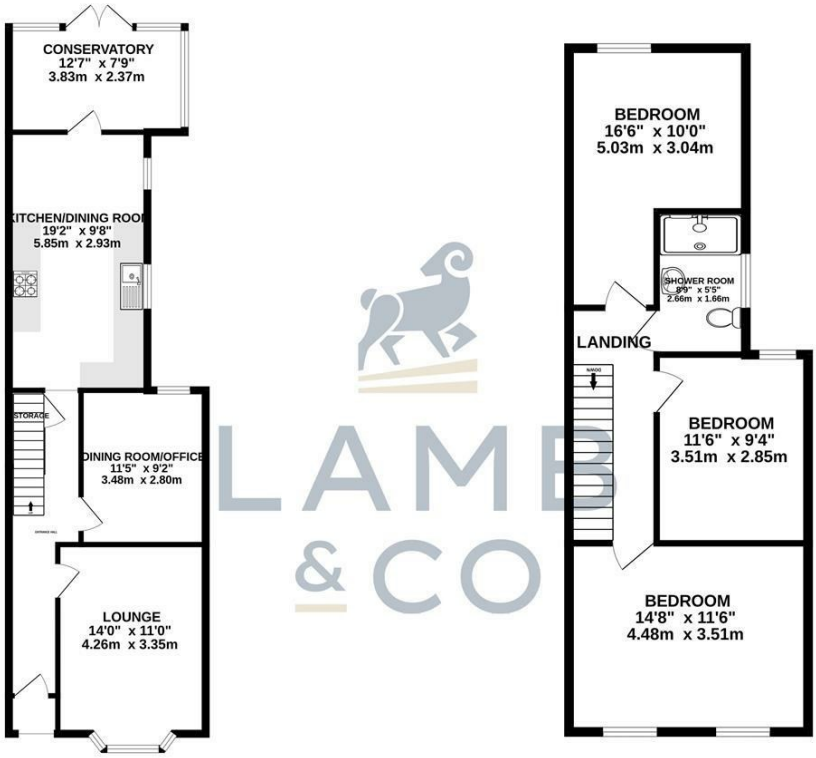
Map

EPC Graphs





Floorplan



TOTAL FLOOR AREA : 1214 sq.ft. (112.8 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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