



LAMB & CO

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Inspired by property, driven by passion.



## THORPE ROAD, CLACTON-ON-SEA, CO15 4QU

OIEO £260,000

Situated in the popular area of Great Clacton, this beautifully presented two bedroom semi-detached house offers stylish and comfortable living throughout. The property features a bright and spacious lounge, a modern fitted kitchen, and two well-proportioned bedrooms. Outside, the home benefits from a well-maintained rear garden and off-road parking. Ideally located close to local amenities, schools, and transport links, this charming home is perfect for first-time buyers, downsizers, or those looking for a move-in ready property.

- Two Bedrooms
- Beautifully Presented
- Fully Working Salon
- Off Road Parking
- Bi-Fold Doors To Rear
- EPC - D



## ENTRANCE HALL

## KITCHEN/BREAKFAST ROOM

13'4" 12'8" (4.06m 3.86m)



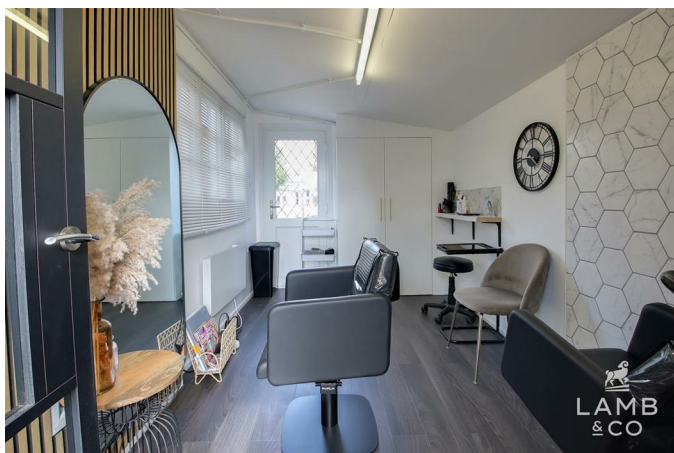
## LOUNGE

16'00" 12'00" (4.88m 3.66m)



## SALON

13'00" 7'3" (3.96m 2.21m)



## BEDROOM TWO

12'8" 10'00" (3.86m 3.05m )



## BATHROOM

9'3" 5'6" (2.82m 1.68m)



## BEDROOM ONE

16'00" 12'8" (4.88m 3.86m)



## 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

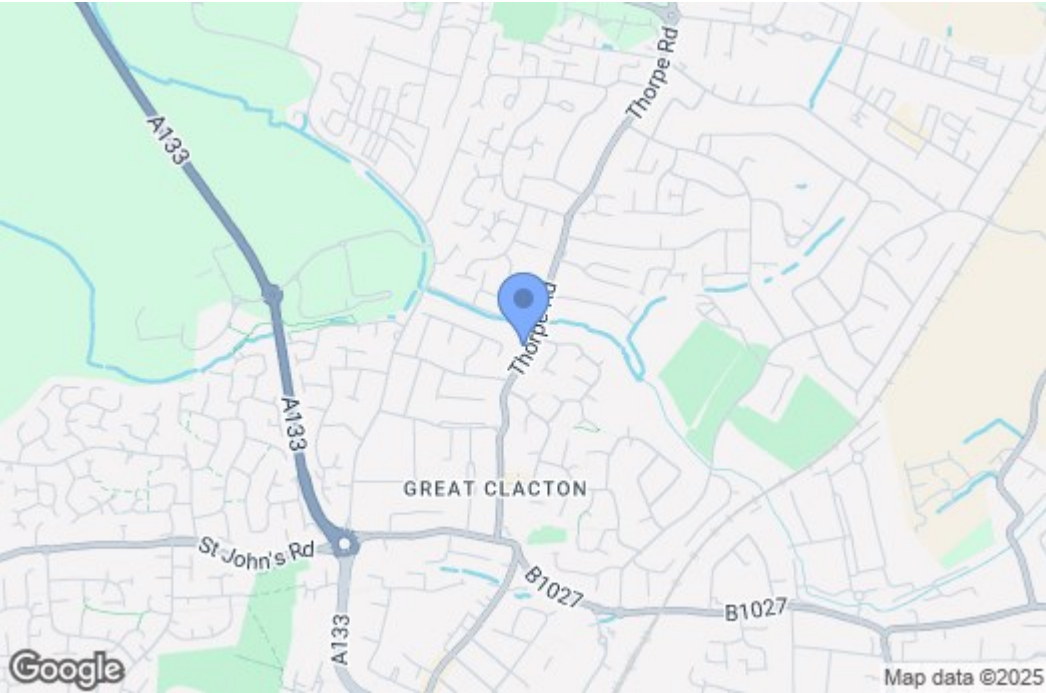
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

## Material Information

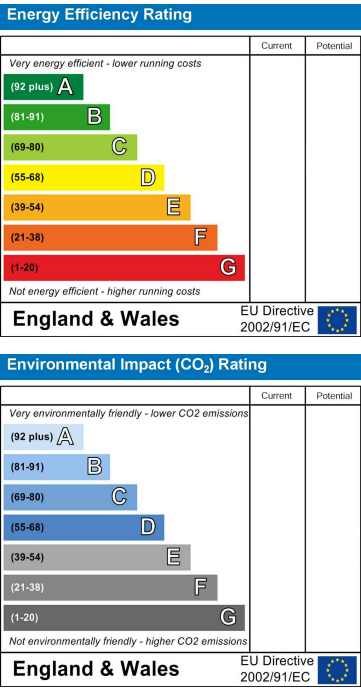
Council Tax Band: B  
Heating: Gas  
Services: All Mains  
Broadband:  
Mobile Coverage:  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: Needs To Find  
Garden Facing: West



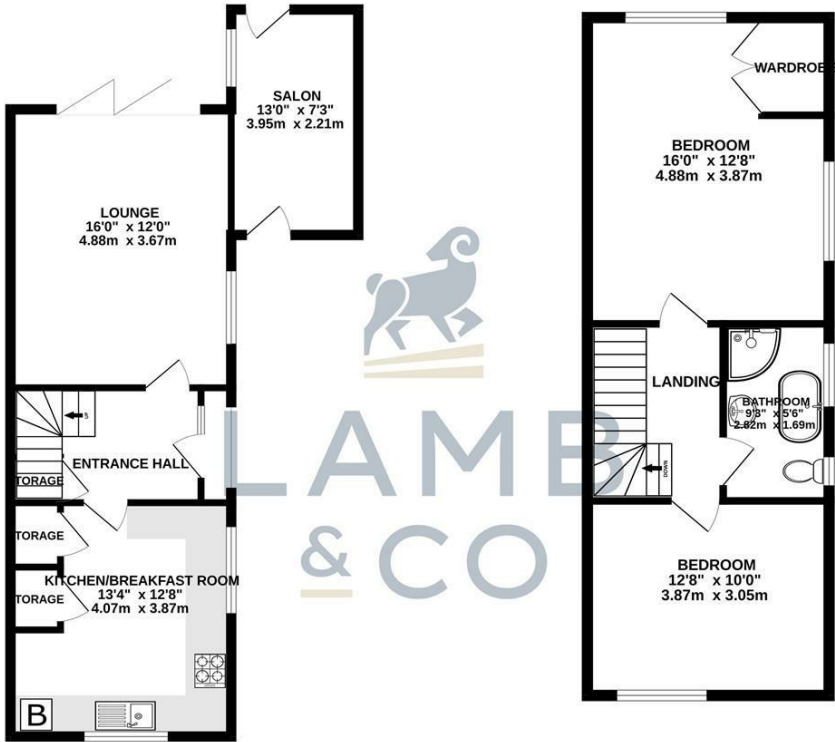
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 994 sq ft. (92.3 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 misstatement. 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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