LAMB & CO

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Inspired by property, driven by passion.









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

PRICE £145,000

This three-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.

- Three Bedrooms
- No Onward Chain
- Proximity to Amenities
- Private Garden
- Great Clacton
- EPC-C

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

LOUNGE

15'0 x 14'0 (4.57m x 4.27m)



KITCHEN

11'0 x 8'7 (3.35m x 2.62m)



FIRST FLOOR

BEDROOM THREE

9'0 x 6'9 (2.74m x 2.06m)



BEDROOM ONE

14'7 x 8'0 (4.45m x 2.44m)



BEDROOM TWO

8'4 x 8'3 (2.54m x 2.51m)



BATHROOM

8'5 x 5'4 (2.57m x 1.63m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: B
Heating: Gas Central Heating
Services: Mains
Broadband: Ultrafast
Mobile Coverage: EE-77%, Three-78%, Vodafone-78% & O2-73%
Construction: Conventional
Restrictions: N/A
Rights & Easements: N/A
Flood Risk: very low - Rivers & sea- very low
Additional Charges: N/A
Seller's Position: No onward chain
Garden Facing: West

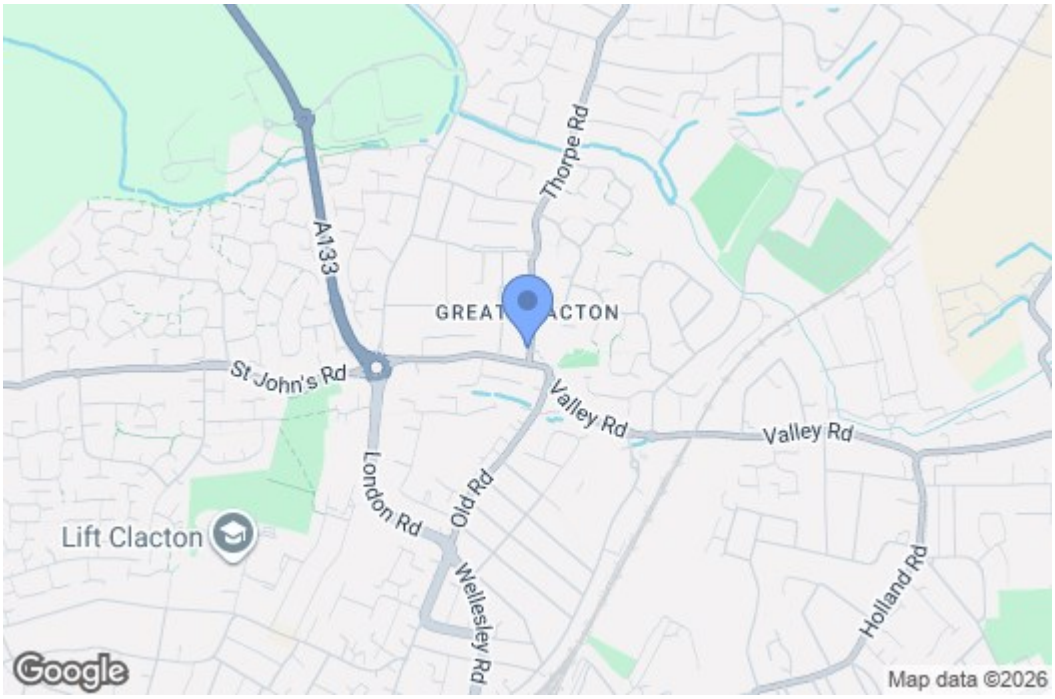
Agents Note Sales

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.

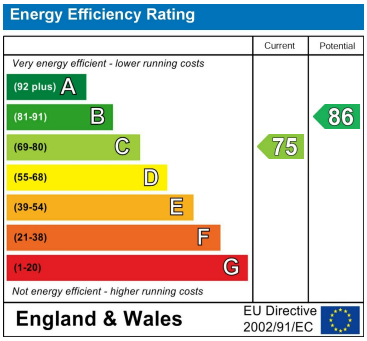
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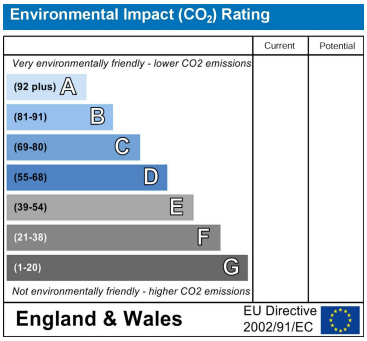
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Map

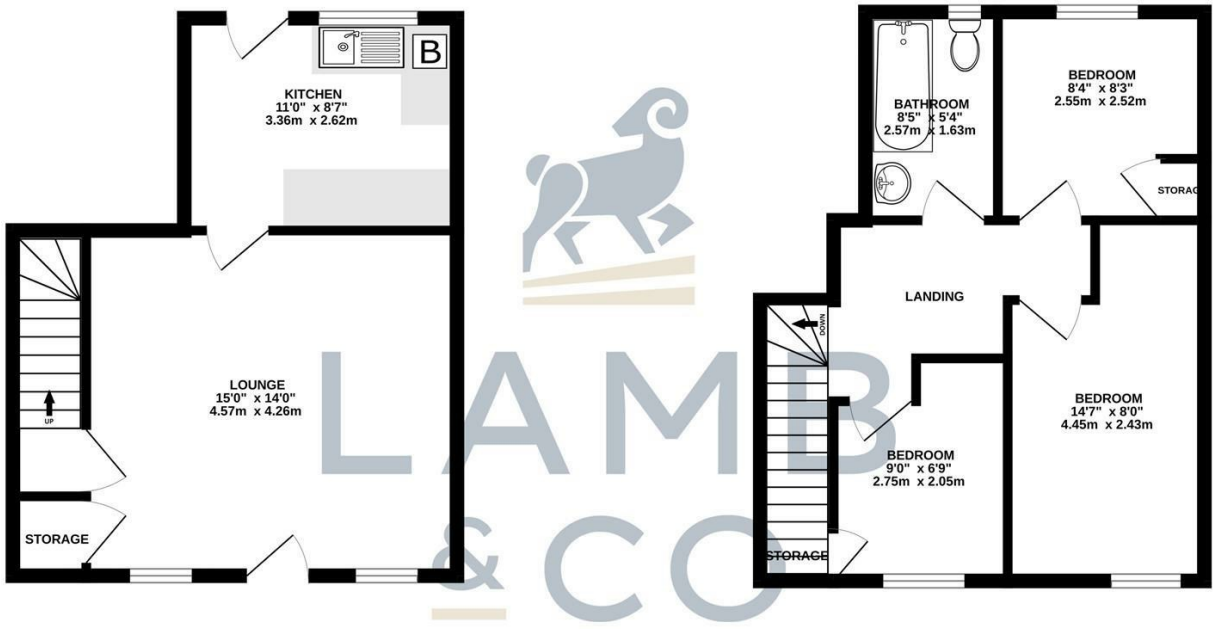


EPC Graphs





Floorplan



TOTAL FLOOR AREA : 715 sq.ft. (66.4 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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