



LAMB & CO

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Inspired by property, driven by passion.



ASTLEY ROAD, CLACTON-ON-SEA, CO15 3EJ

PRICE £245,000

A well-presented three-bedroom semi-detached house situated in the popular coastal town of Clacton-on-Sea. This attractive home offers spacious and comfortable accommodation, making it ideal for families, first-time buyers, or those looking to enjoy seaside living. The property is well presented throughout and features a bright and welcoming living area, a modern kitchen/diner, and three well-proportioned bedrooms, along with a family bathroom. The interior has been maintained to a good standard, allowing prospective buyers to move straight in. Externally, the property benefits from a private rear garden which includes a useful outbuilding fitted with electricity.

- Three Bedrooms
- Kitchen/Diner
- Downstairs W.C
- Well Presented
- Outbuilding In Rear Garden
- EPC - TBC

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

LOUNGE

12'00" 11'00" (3.66m 3.35m)



W.C

4'00" 2'2" (1.22m 0.66m)

KITCHEN/DINING ROOM

17'5" 12'4" (5.31m 3.76m)



SHOWER ROOM

10'3" 6'8" (3.12m 2.03m)

BEDROOM TWO

12'00" 8'5" (3.66m 2.57m)



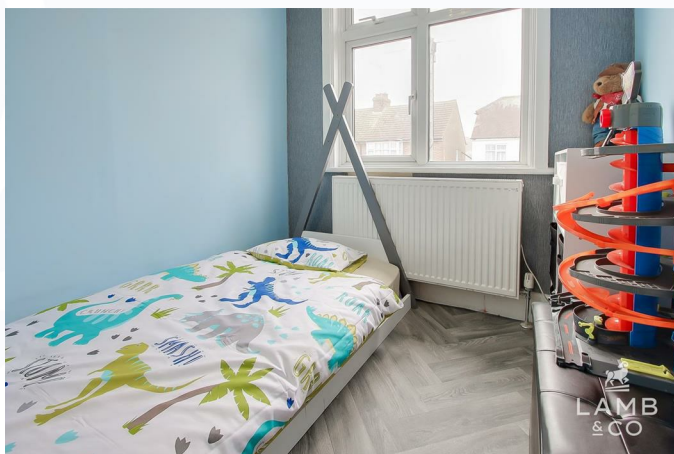
BEDROOM ONE

12'4" 9'11" (3.76m 3.02m)



BEDROOM THREE

8'4" 6'8" (2.54m 2.03m)



OUTSIDE

OUTSIDE REAR

Agents Note Sales

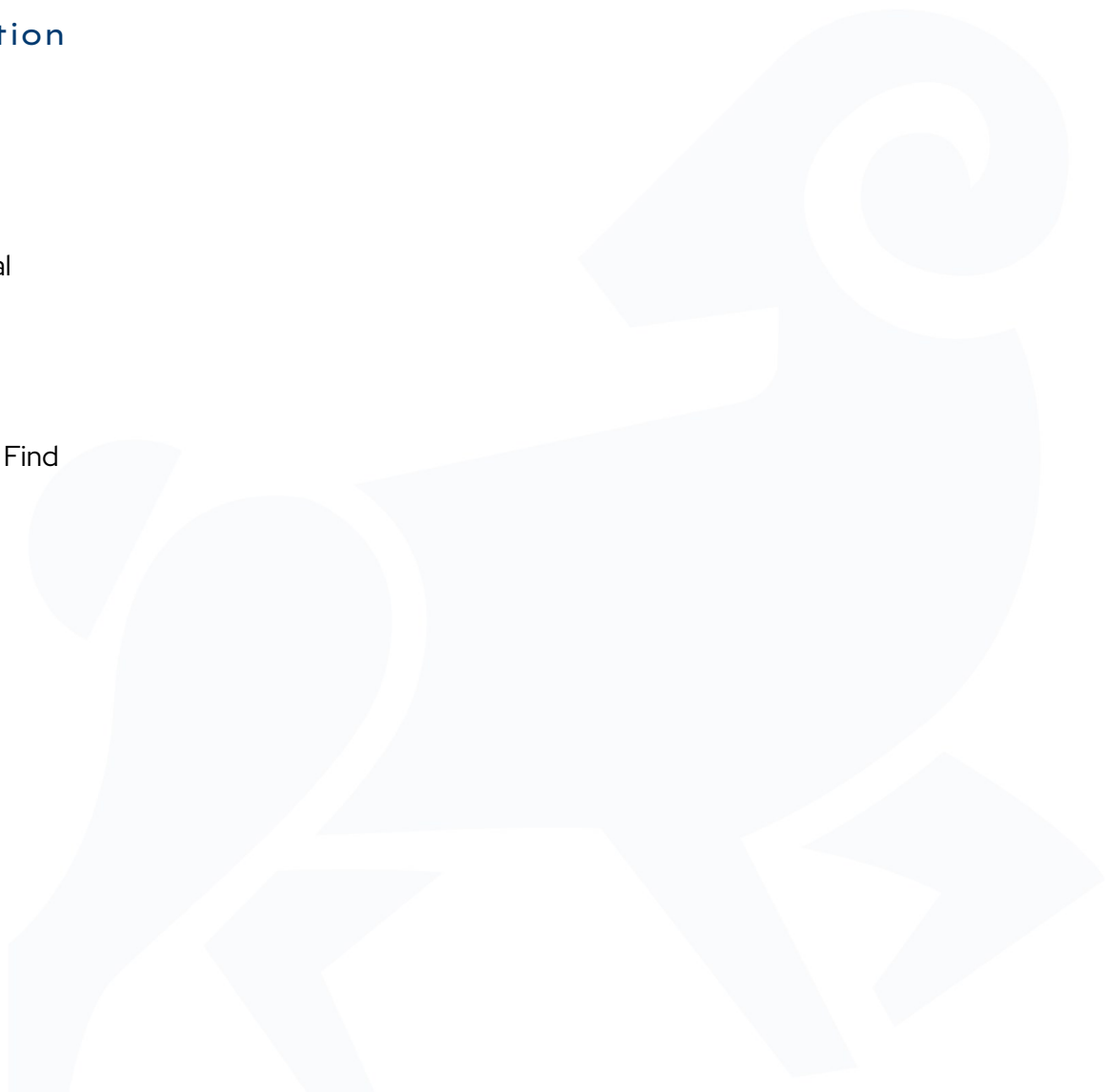
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

AML

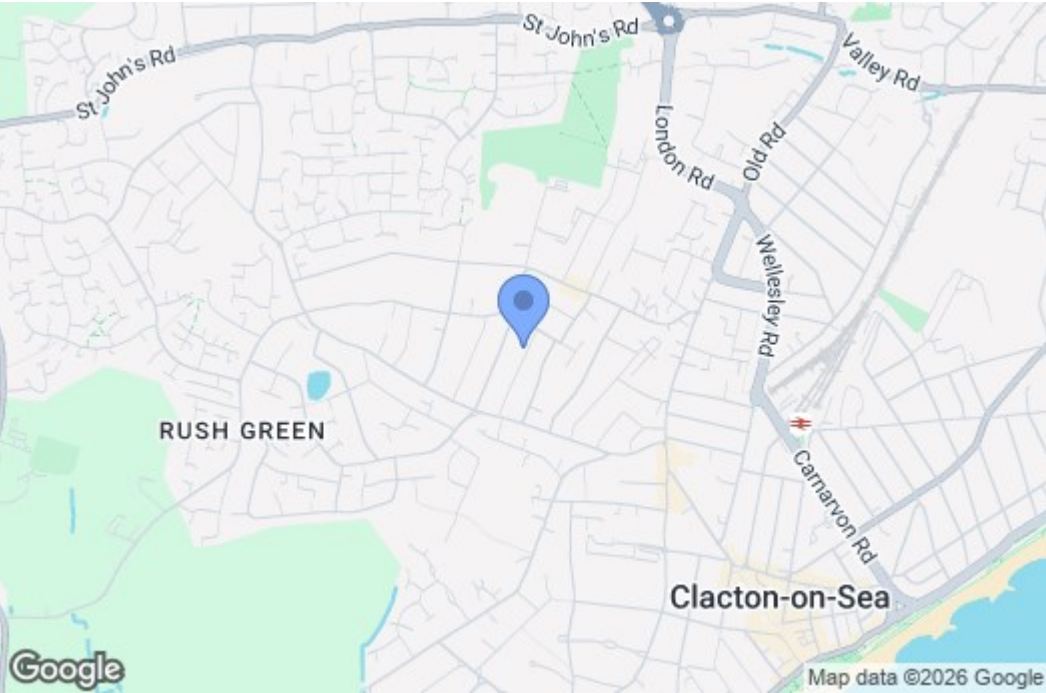
ANTI-MONEY LAUNDERING REGULATIONS 2017
- In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

Material Information

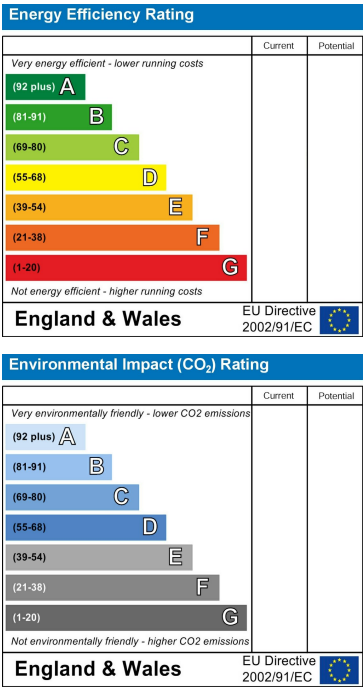
Council Tax Band: B
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: Needs To Find
Garden Facing: West



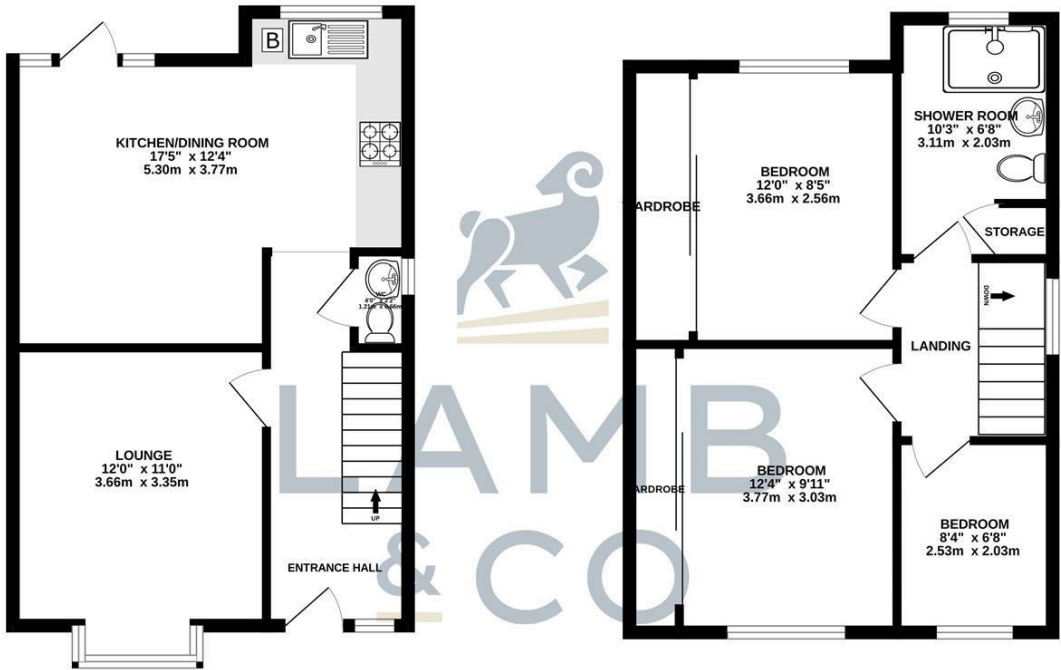
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 905 sq.ft. (84.0 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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