



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



CHERRY TREE AVENUE, CLACTON-ON-SEA, CO15 1AS GUIDE PRICE £230,000

** GUIDE PRICE £230,000 - £240,000 ** Located on the sought after 'Royals' area within walking distance of the seafront and shops. This well-presented property boasts a modern kitchen, generous lounge and off-road parking.

- Two Bedrooms
- Well Presented
- Off Road Parking
- Royals Area
- Close To Seafront
- EPC D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL



KITCHEN/DINING ROOM

12'5" x 12'4" (3.78m x 3.76m)



LOUNGE

13'10" x 12'6" (4.22m x 3.81m)



LANDING



BEDROOM TWO

9'4" x 9'0" (2.84m x 2.74m)



BATHROOM

9'4" x 5'5" (2.84m x 1.65m)



BEDROOM ONE

14'0" x 12'7" (4.27m x 3.84m)



OUTSIDE FRONT



OUTSIDE REAR



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.

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.

Additional Info

Council Tax Band: C

Heating: Gas

Services: Mains gas, electricity, water and drainage.

Broadband: Ultrafast full fibre

Mobile Coverage: EE & Vodafone likely

Construction: Standard

Restrictions: No

Rights & Easements: No

Flood Risk: Surface water high, rivers and the sea very low

Additional Charges: No

Seller's Position: found

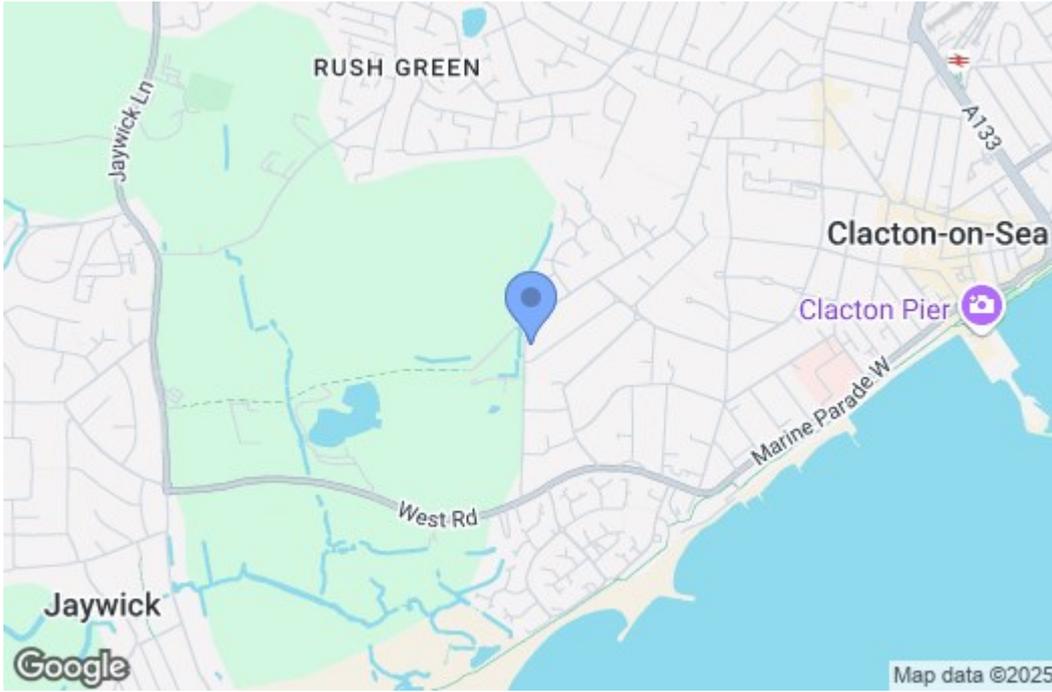
Garden Facing: East

Section 21 Declaration

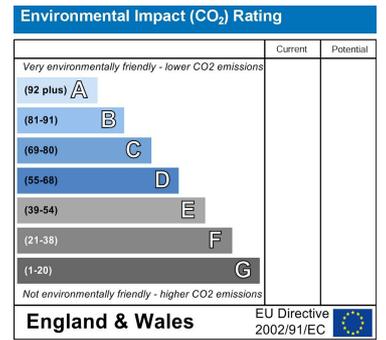
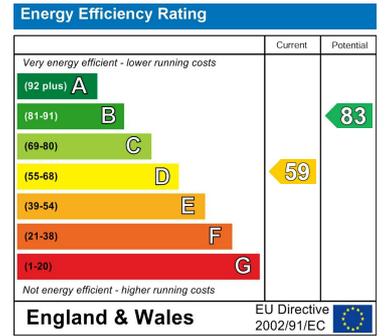
Under the section 21 of the 1979 Estate Agents Act we are required to disclose that this property is owned by a relative of an employee of Lamb and Co.



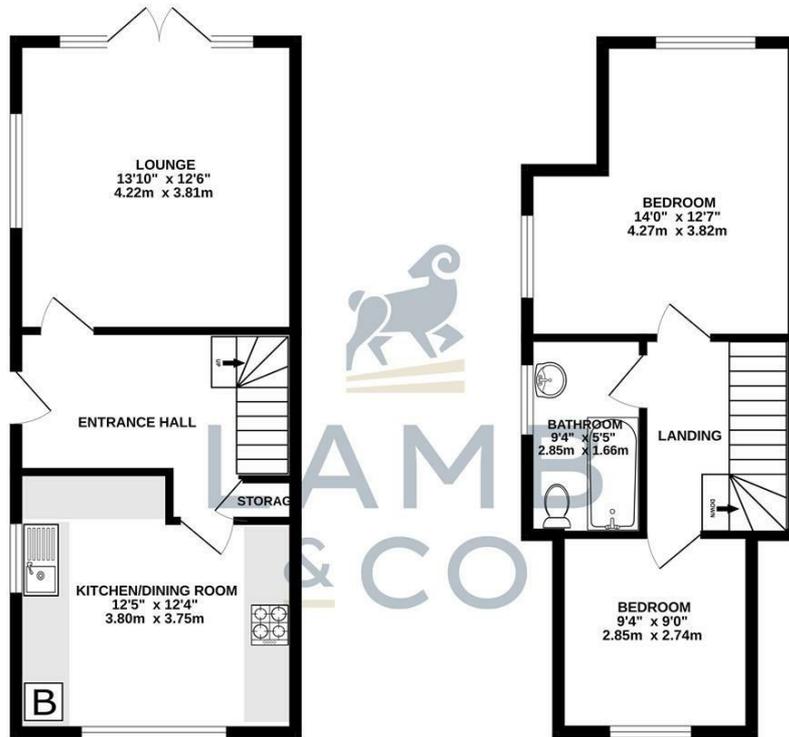
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 794 sq.ft. (73.7 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.
 Made with Metropix ©2024

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.