



LAMB & CO

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CLACTON ROAD, CLACTON-ON-SEA, CO16 8PU

PRICE £257,500

Located in a non estate position within the historic village of St Osyth, this charming three-bedroom property offers spacious living with two reception rooms and a bright conservatory, ideal for relaxation or entertaining. It boasts the convenience of off-road parking and a garage, providing ample storage and parking solutions. With no onward chain, this home presents a fantastic opportunity for a smooth and hassle-free purchase.

- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Off-Road Parking & Garage
- No Onward Chain
- EPC D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



LOUNGE

16'4 x 10'7 (4.98m x 3.23m)



DINING ROOM

10'0 x 8'10 (3.05m x 2.69m)



KITCHEN

10'7 x 7'0 (3.23m x 2.13m)



CONSERVATORY

9'8 x 9'7 (2.95m x 2.92m)



FIRST FLOOR

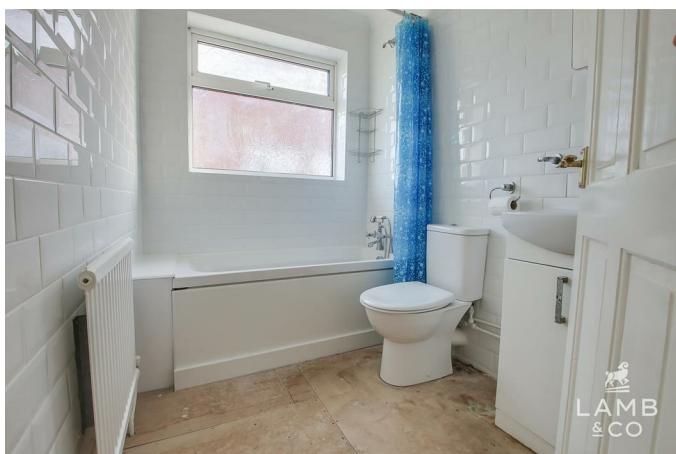
BEDROOM ONE

16'3 x 11'0 (4.95m x 3.35m)



BATHROOM

7'4 x 5'5 (2.24m x 1.65m)



BEDROOM THREE

10'0 x 6'2 (3.05m x 1.88m)



BEDROOM TWO

10'5 x 9'9 (3.18m x 2.97m)



OUTSIDE

OUTSIDE REAR



Additional Info

Council Tax Band: C

Heating: Gas

Services: Mains gas, electricity, water and drainage

Broadband: Superfast

Mobile Coverage: Three- limited, EE, 02,

Vodafone- Likely

Construction: Conventional

Restrictions: no

Rights & Easements: no

Flood Risk: Very low

Additional Charges: no

Seller's Position: No onward chain

Garden Facing: North

Agents Note Sales

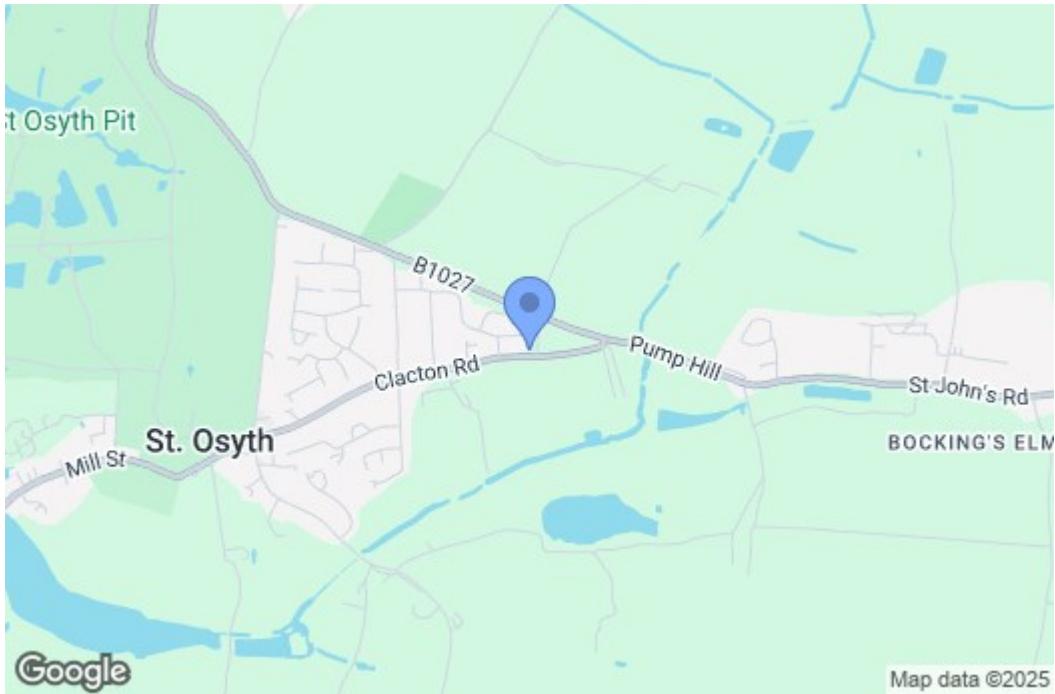
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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.

Map



EPC Graphs

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Floorplan



TOTAL FLOOR AREA : 1093 sq.ft. (101.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate. 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 fixtures shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Metropix 4000

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.