



LAMB & CO

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Inspired by property, driven by passion.



BEAUMONT AVENUE, CLACTON-ON-SEA, CO15 3EX

PRICE £175,000

A well-presented two-bedroom semi-detached bungalow situated in the popular seaside town of Clacton-on-Sea. Offered for sale with a tenant in situ, this property provides an immediate income stream and represents an excellent turnkey investment opportunity. Currently generating a strong 6.67% gross rental yield per annum, the property is ideal for investors seeking a ready-made addition to their portfolio with no initial void period.

- Two Bedrooms
- Being Sold With Tenant In Situ
- Well Presented
- Kitchen/Diner
- Off Road Parking
- EPC - E

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALL

BEDROOM TWO

7'10" 7'10" (2.39m 2.39m)

LOUNGE

12'6" 10'11" (3.81m 3.33m)



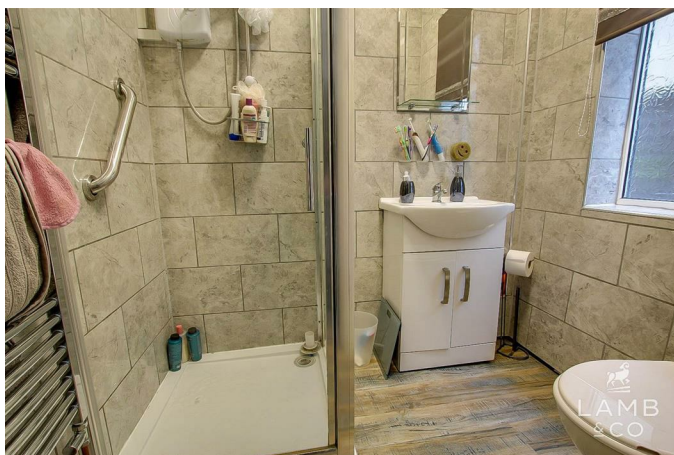
BEDROOM ONE

12'3" 9'6" (3.73m 2.90m)



SHOWER ROOM

6'2" 4'9" (1.88m 1.45m)



DINING ROOM

9'6" 7'6" (2.90m 2.29m)



KITCHEN

10'00" 10'00" (3.05m 3.05m)



OUTSIDE



Three - Good
Vodafone - Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Rivers & Sea - Low
Surface Water - Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: East
Non-Standard Features to note: No

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.

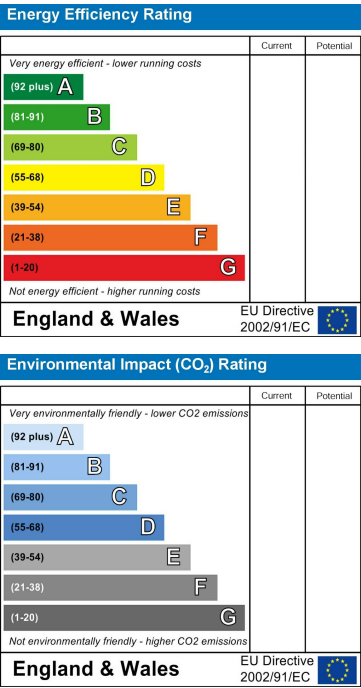
Material Information

Council Tax Band: B
Heating: Gas
Services: All Mains
Mains electricity - Yes
Mains gas - Yes
Mains water - Yes
Mains drainage - Yes
Other - No
Broadband: Ultrafast
Mobile Coverage: Good
O2 - Good
EE - Good

Map

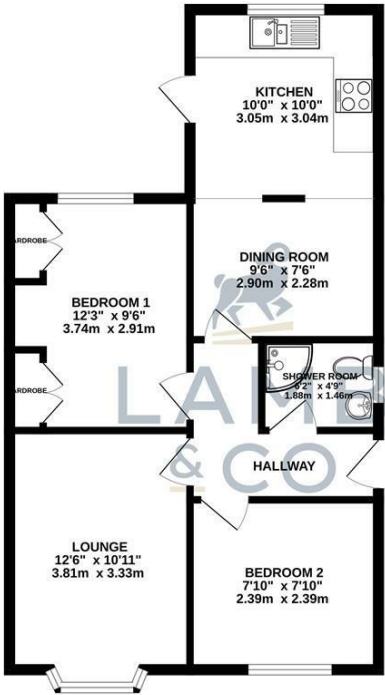


EPC Graphs



Floorplan

GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 590 sq.ft. (54.8 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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