



LAMB & CO

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## NICHOLLS WAY, CLACTON-ON-SEA, CO16 8GJ

OFFERS IN EXCESS OF £225,000

A well-presented two bedroom semi-detached house for sale in Clacton-on-Sea, offered with no onward chain. This attractive home is in excellent condition throughout and provides comfortable, modern living ideal for first-time buyers, downsizers, or investors. The property features a bright and spacious living area, a well-appointed kitchen, and two generously sized bedrooms, including a principal bedroom with en suite. Outside, the home benefits from a south facing private garden and off-road parking

- Two Bedrooms
- En Suite
- No Onward Chain
- Well Presented
- EPC TBC



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## Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### W.C

4'6" 4'3" (1.37m 1.30m)

### LOUNGE

15'00" 10'00" (4.57m 3.05m)



### KITCHEN

13'6" 8'7" (4.11m 2.62m)



### BEDROOM TWO

13'7" 8'00" (4.14m 2.44m )



### BATHROOM

7'00" 6'00" (2.13m 1.83m)



### BEDROOM ONE

10'10" 10'4" (3.30m 3.15m)

## EN SUITE

8'4" 4'5" (2.54m 1.35m)



Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: South

## 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

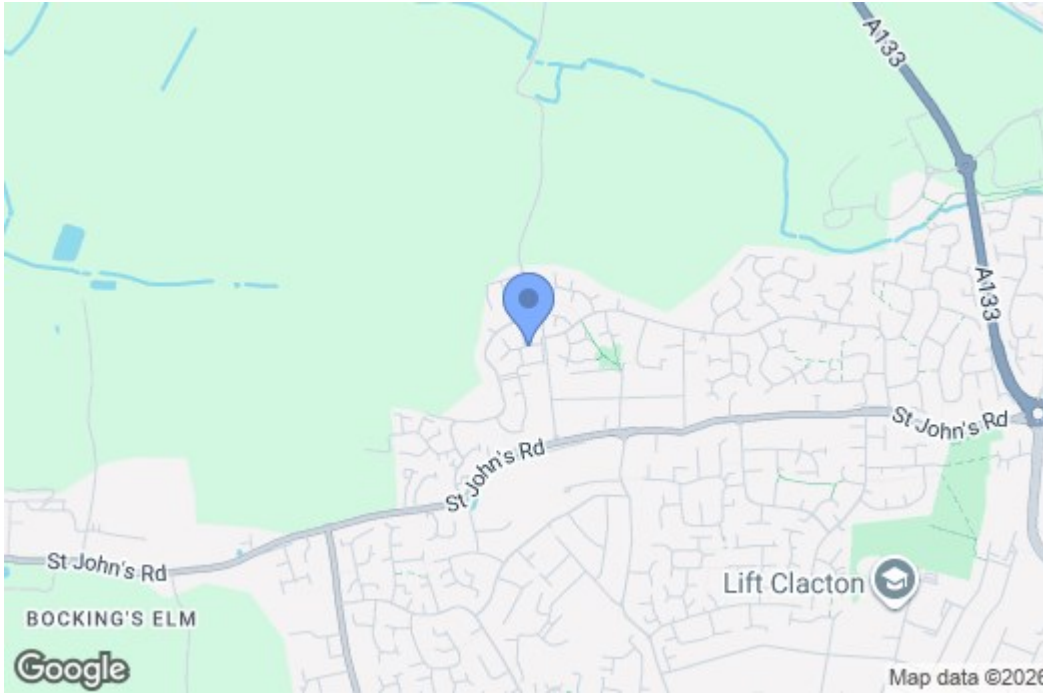
Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

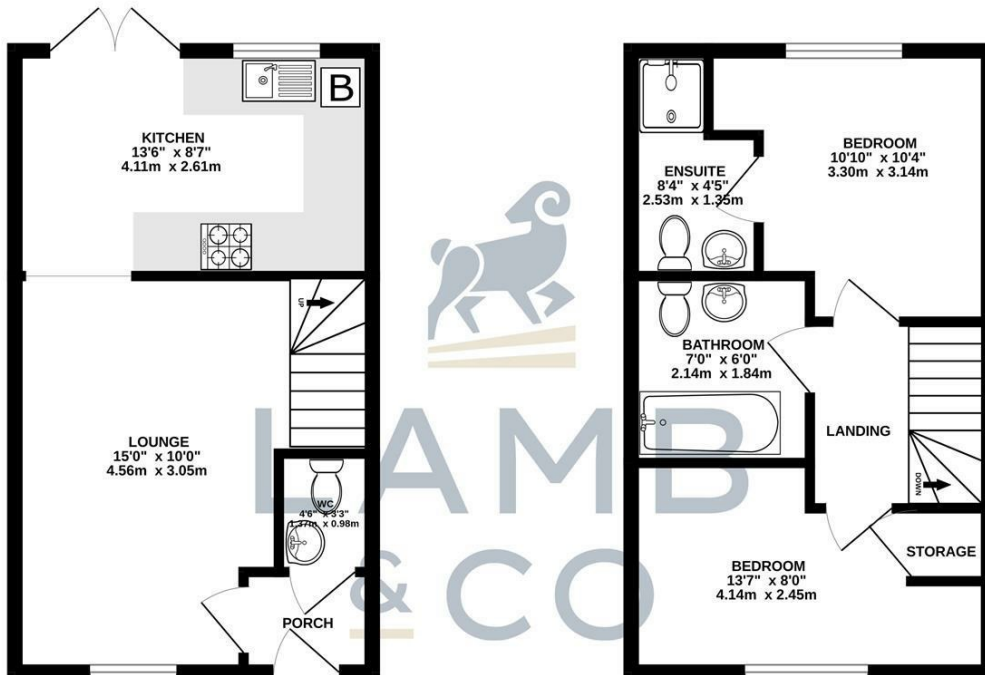
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 642 sq.ft. (59.6 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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