



LAMB & CO

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Inspired by property, driven by passion.



OXFORD CRESCENT, CLACTON-ON-SEA, CO15 3PY

PRICE £240,000

This charming three-bedroom semi-detached home offers spacious and well-maintained living spaces. The property features a welcoming lounge, a dedicated dining room, and a fitted kitchen. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the home boasts a garage situated at the rear, along with a private south facing garden.

- Three Bedrooms
- Garage To Rear
- Conservatory
- Dining Room
- South Facing Garden
- Outbuilding In Rear Garden
- Well Presented
- EPC - D

ENTRANCE HALL

LOUNGE

14'4" 11'2" (4.37m 3.40m)



DINING ROOM

14'00" 10'8" (4.27m 3.25m)



KITCHEN

10'6" 6'8" (3.20m 2.03m)



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CONSERVATORY

18'00" 11'5" (5.49m 3.48m)



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BEDROOM THREE

10'6" 6'8" (3.20m 2.03m)



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BEDROOM ONE

14'00" 10'7" (4.27m 3.23m)



OUTSIDE



BEDROOM TWO

11'6" 11'00" (3.51m 3.35m)



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: Three - Likely, O2 Vodafone,

BATHROOM

6'4" 6'3" (1.93m 1.91m)



EE - Limited
Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Additional Charges: No

Seller's Position: Needs To Find (Can Possibly

Vacate)

Garden Facing: South

Map

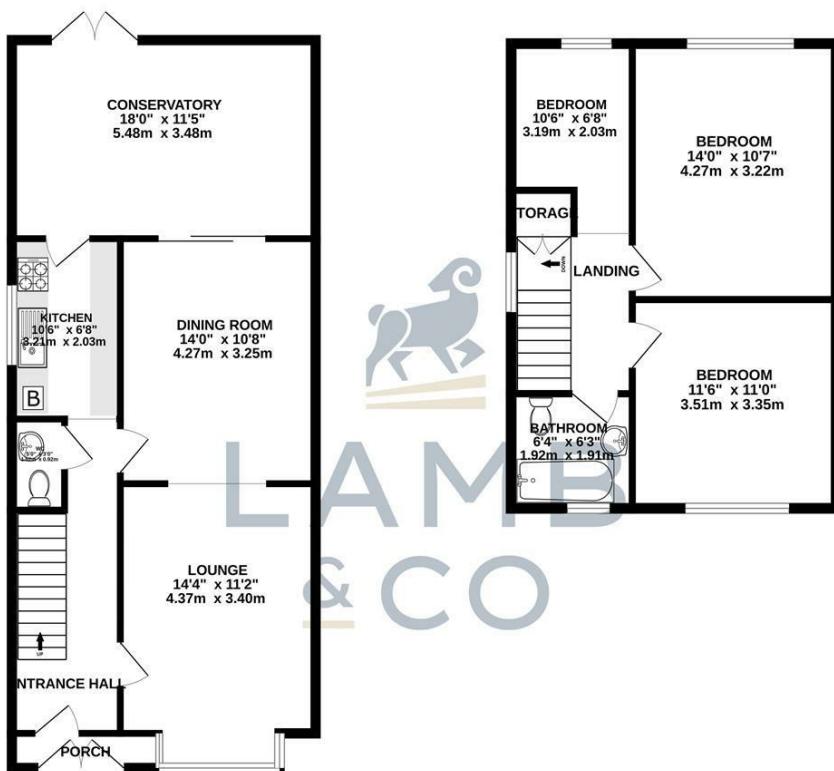


EPC Graphs

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: 1186 sq ft (110.2 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 inaccuracy. The floorplan is for general guidance only and is not to scale. Prospective buyers and/or tenants should make their own enquiries and satisfy themselves as to the suitability of the property for their own purposes. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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.