



LAMB & CO

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



## 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)



## CONSERVATORY

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



## BEDROOM THREE

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



## BEDROOM ONE

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



## BEDROOM TWO

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



## BATHROOM

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



## 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: Three - Likely, O2 Vodaphone,

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

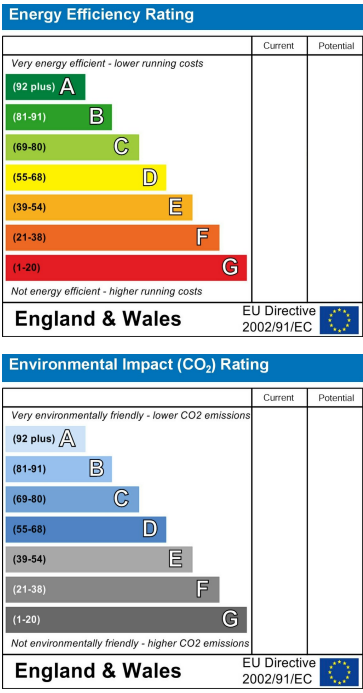




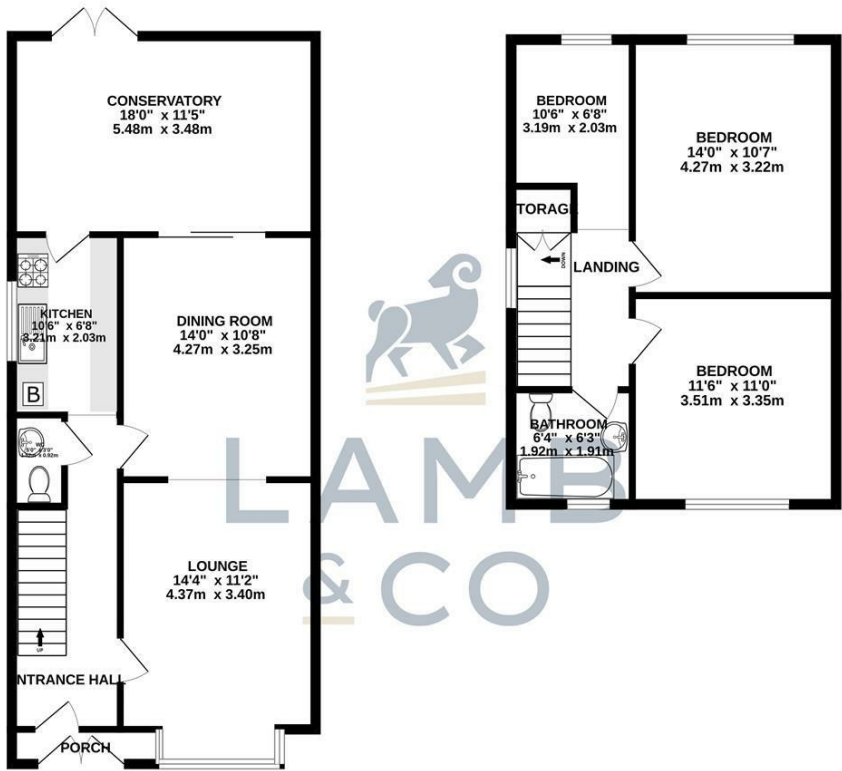
Map



EPC Graphs



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 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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