



LAMB & CO

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Inspired by property, driven by passion.



## CAMELLIA CRESCENT, CLACTON-ON-SEA, CO16 7EU GUIDE PRICE £170,000

\*\*\* Guide price £170,000-£180,000 \*\*\* A compact and well-situated one-bedroom terraced house in the coastal town of Clacton-on-Sea, offering an ideal opportunity for first-time buyers, investors, or a seaside bolt-hole. This property presents a manageable and affordable home with potential to personalise and make your own.

- One Bedroom
- Well Presented
- Garage in Block
- Conservatory
- Low Maintenance Garden
- EPC D



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## ENTRANCE HALL

## KITCHEN

7'8" 7'4" (2.34m 2.24m)



## LOUNGE

14'8" 11'00" (4.47m 3.35m)



## CONSERVATORY

10'00" 8'9" (3.05m 2.67m)



## BEDROOM

11'3" 9'7" (3.43m 2.92m)



## BATHROOM

11'00" 7'3" (3.35m 2.21m)



## 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.

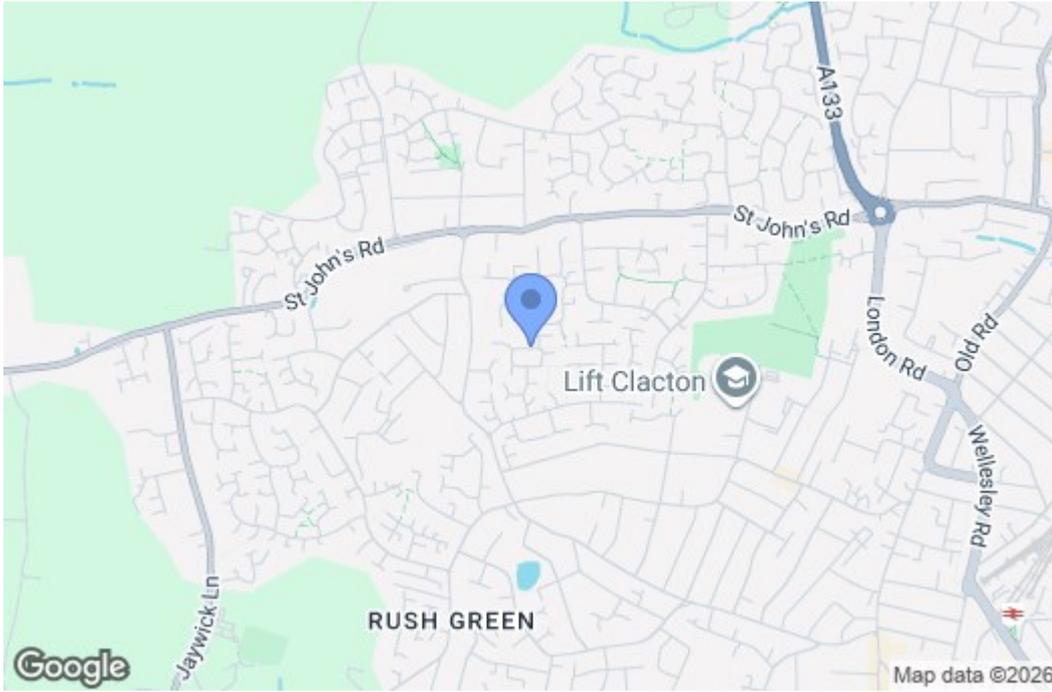
### AML

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.

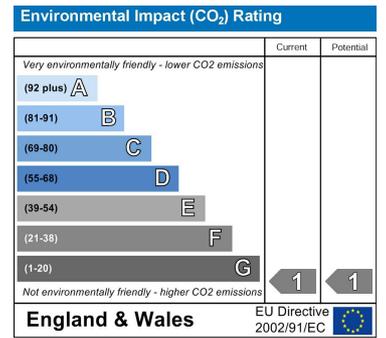
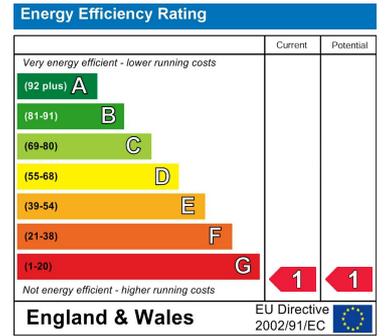
### Material Information

Council Tax Band: A  
Heating: Gas  
Services: All Mains  
Broadband: Superfast  
Mobile Coverage: Good  
Construction: Conventional  
Restrictions: No  
Rights & Easements: No  
Flood Risk: Low  
Additional Charges: No  
Seller's Position: Needs To Find  
Garden Facing: North

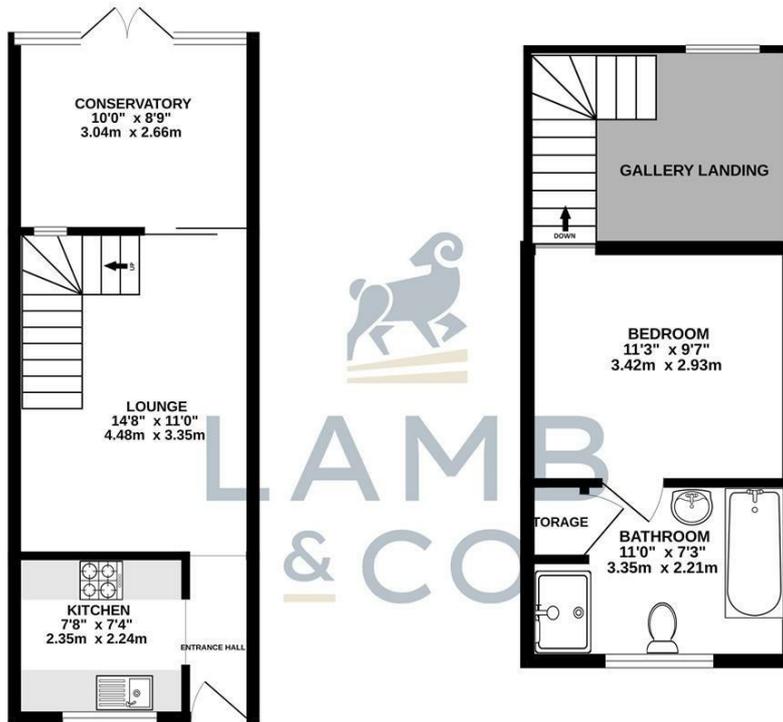
# Map



# EPC Graphs



# Floorplan



TOTAL FLOOR AREA: 513 sq ft. (47.7 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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