LAMB & CO

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Inspired by property, driven by passion.

OLD ROAD, CLACTON-ON-SEA, CO15 3LT

PRICE £190,000

A well-proportioned two-bedroom semi-detached home in Clacton-on-Sea, offering comfortable accommodation and great potential in a popular coastal town location. This property is ideal for first-time buyers, downsizers or investors alike.

- Two Bedrooms
- No Onward Chain
- Dining Room
- Ideal First Time Buy
- Well Presented
- EPC - E

ENTRANCE HALL

LOUNGE

12'7" 11'00" (3.84m 3.35m)

DINING ROOM

12'6" 10'00" (3.81m 3.05m)

KITCHEN

12'7" 11'6" (3.84m 3.51m)

W.C

4'8" 3'5" (1.42m 1.04m)

BATHROOM

11'00" 6'5" (3.35m 1.96m)

BEDROOM TWO

12'7" 1'00" (3.84m 0.30m)

BEDROOM ONE

12'6" 11'2" (3.81m 3.40m)

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

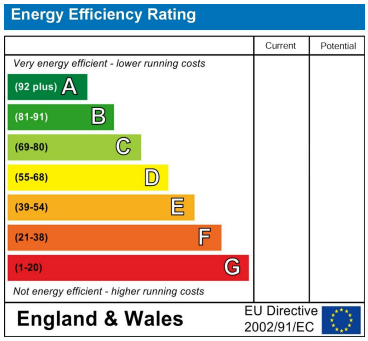
ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

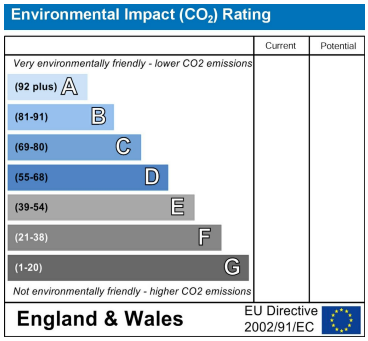
Material Information

Council Tax Band: A
Heating: Gas
Services: All Mains
Broadband: Ultrafast
Mobile Coverage: Good
Construction: Conventional
Restrictions: No
Rights & Easements: No
Flood Risk: Low
Additional Charges: No
Seller's Position: No Onward Chain
Garden Facing: West

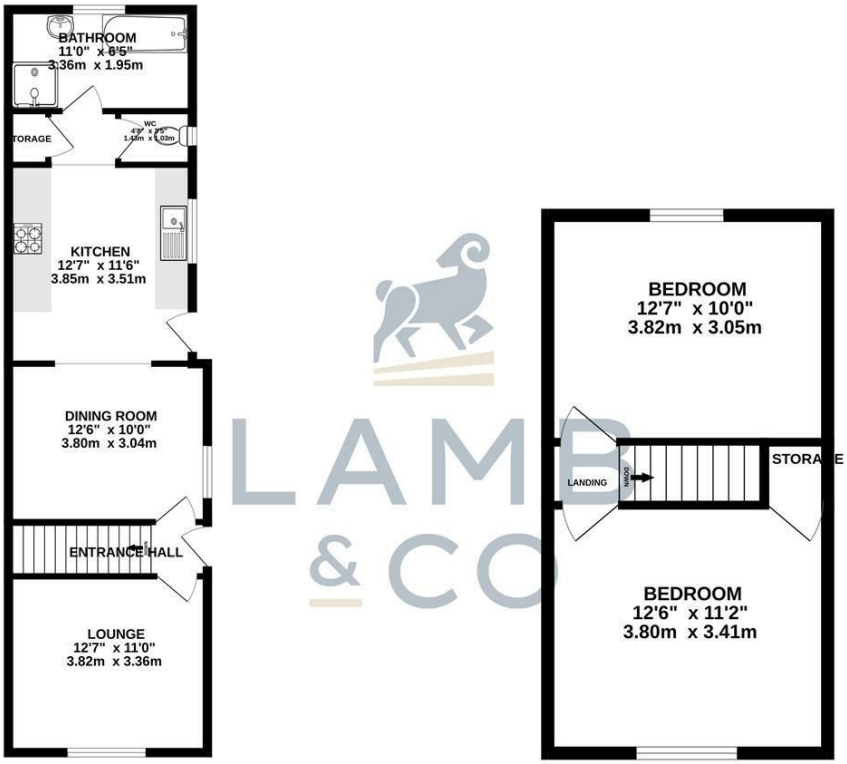
Map

EPC Graphs





Floorplan



TOTAL FLOOR AREA : 868 sq.ft. (80.7 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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