



LAMB & CO

**Clacton-on-Sea**

52 Station Road  
Clacton-on-Sea  
Essex CO15 1SP

01255 422240

**St Osyth**

11 Clacton Road  
St Osyth  
Essex CO16 8PA

01255 820424

**Thorpe-Le-Soken**

High Street  
Thorpe-Le-Soken  
Essex CO16 0EA

01255 862332

**Harwich**

286 High Street  
Harwich  
Essex CO12 3PD

01255 442505



**BLenheim ROAD, CLACTON-ON-SEA, CO15 1DN**

**OIEO £285,000**

Located on the edge of the highly regarded 'Royals' area of Clacton, this property boasts three double bedrooms, a spacious lounge/diner and a conservatory. Externally the property benefits from a garage, driveway and off-road parking.

- Three Bedrooms
- Well Presented Throughout
- Spacious Lounge/Diner
- Garage & Off-Road Parking
- Conservatory
- EPC C





Accommodation comprises with approximate room sizes as follows:

Entrance door to:

**PORCH**

**ENTRANCE HALL**

**KITCHEN**

9'4 x 8'0 (2.84m x 2.44m)



**LOUNGE**

16'8 x 15'2 (5.08m x 4.62m)



**CONSERVATORY**

9'1 x 8'1 (2.77m x 2.46m)



**FIRST FLOOR**

**FIRST FLOOR LANDING**

**BEDROOM THREE**

9'5 x 8'4 (2.87m x 2.54m)



## BATHROOM

8'4 x 5'3 (2.54m x 1.60m)



## BEDROOM ONE

15'3 x 11'3 (4.65m x 3.43m)



## BEDROOM TWO

15'3 x 10'4 (4.65m x 3.15m)



## OUTSIDE



## SECOND FLOOR

## OUTSIDE REAR





## 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.

## 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.

## Additional Information Clacton

Council Tax Band: B

Heating: Gas

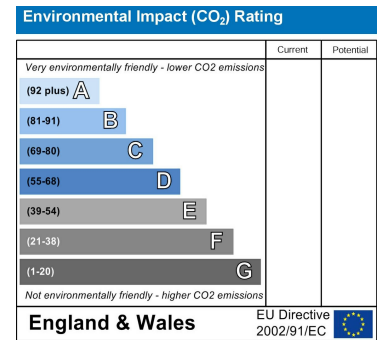
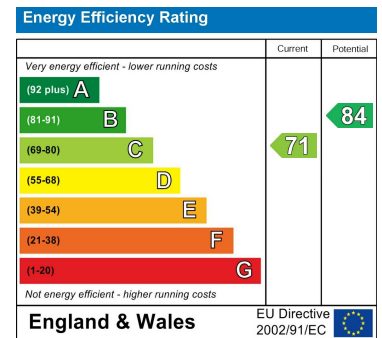
Seller's Position: Found Onward



## Map

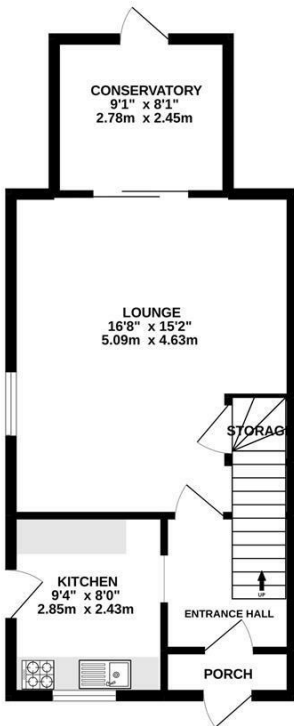


## EPC Graphs

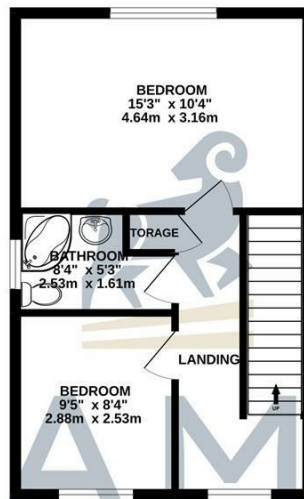


## Floorplan

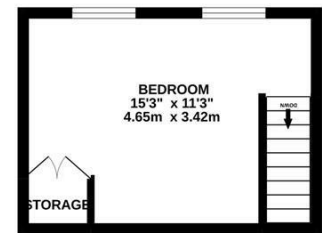
GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR  
171 sq.ft. (15.9 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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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