



LAMB & CO

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SYCAMORE WAY, CLACTON-ON-SEA, CO15 2BH

PRICE £195,000

Offered for sale with no onward chain, this well-presented three-bedroom end-of-terrace home is ideally situated in a popular residential area of Clacton-on-Sea. The property offers spacious and versatile accommodation, making it an excellent choice for first-time buyers, growing families or investors alike. Externally, the home benefits from a private rear garden, a garage and off-road parking, providing convenient parking and additional storage. Conveniently located close to local amenities, schools and transport links, this is a fantastic opportunity to secure a chain-free home ready for its next owners.

- Three Bedrooms
- No Onward Chain
- South Facing Garden
- Garage & Off Road Parking
- Close To Amenities
- EPC - B

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

KITCHEN

13'6" 7'8" (4.11m 2.34m)

LOUNGE

17'00" 11'00" (5.18m 3.35m)

BEDROOM THREE

8'00" 7'00" (2.44m 2.13m)

BEDROOM TWO

11'00" 9'7" (3.35m 2.92m)

BEDROOM ONE

12'00" 10'00" (3.66m 3.05m)

BATHROOM

6'7" 5'7" (2.01m 1.70m)

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: Electric

Services: Yes

Mains electricity - Yes

Mains gas - In Road

Mains water - Yes

Mains drainage - Yes

Other - No

Broadband: Ultrafast

Mobile Coverage: Good

O2 - Good

EE - Good

Three - Good

Vodafone - Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

Flood Risk: Low

Rivers & Sea - Low

Surface Water - Low

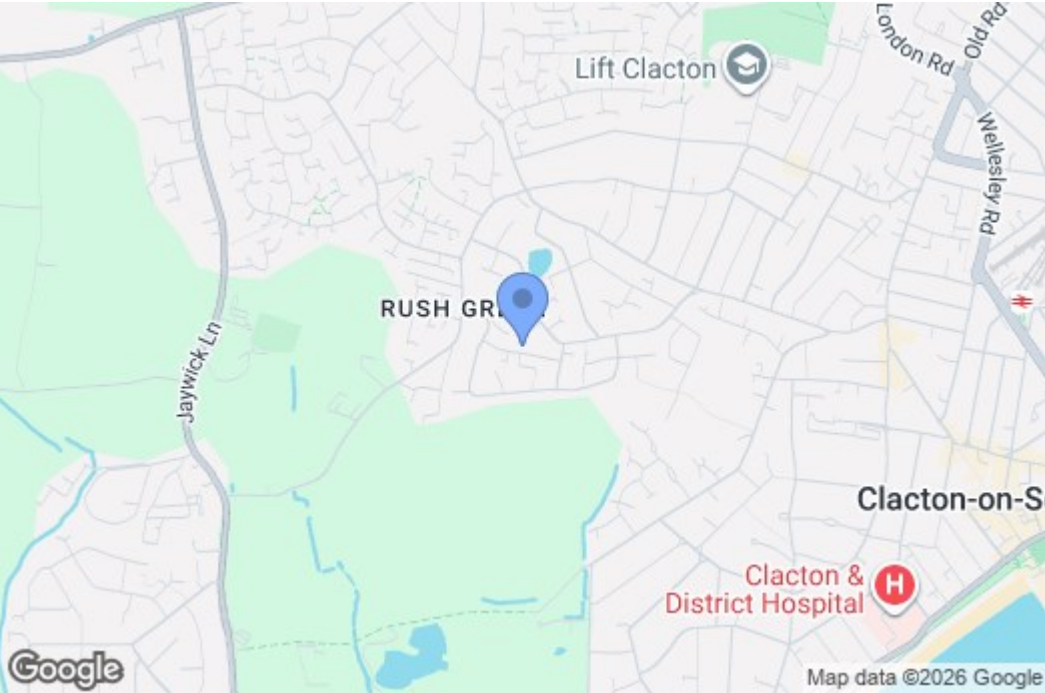
Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: South

Non-Standard Features to note: No

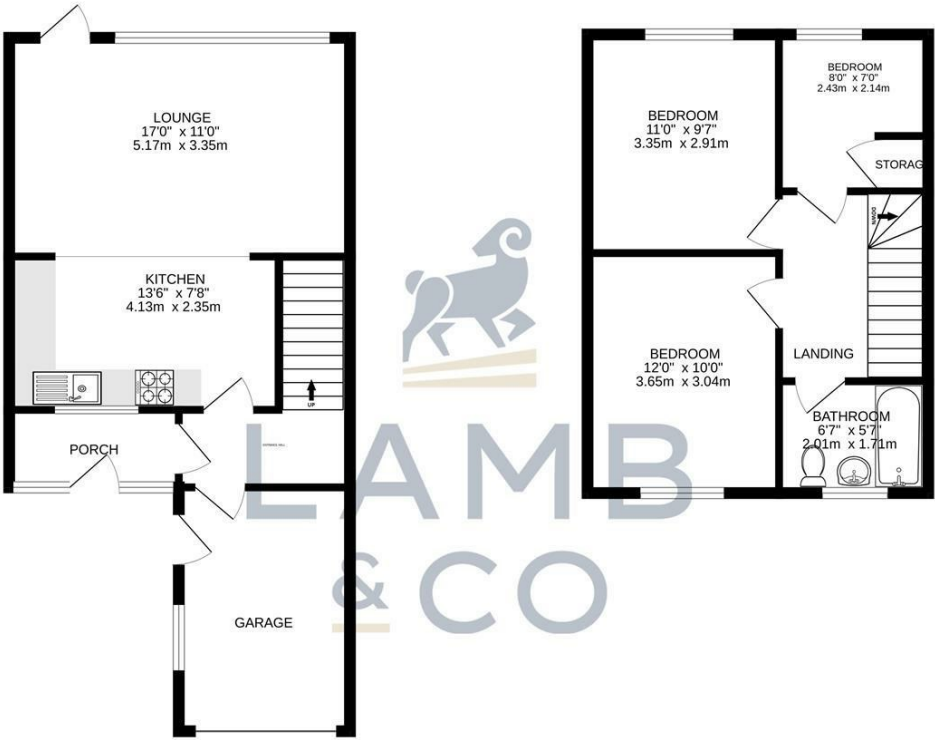
Map



EPC Graphs



Floorplan



TOTAL FLOOR AREA: 886 sq.ft (82.4 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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