



LAMB & CO

Call us on 01255 422 240

Inspired by property, driven by passion.



RAVENDALE, CLACTON-ON-SEA, CO15 4QH

OFFERS IN THE REGION OF £265,000

A three-bedroom semi-detached family home in the popular Great Clacton area, offered with no onward chain – ideal for a smooth and speedy purchase. This property combines practical living space with good potential, making it well suited for first-time buyers, growing families or investors.

- Three Bedrooms
- Dining Room
- Great Clacton
- Garage & Off Road Parking
- No Onward Chain
- EPC - D

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM

15'00" 12'9" (4.57m 3.89m)



LOUNGE

15'00" 11'5" (4.57m 3.48m)



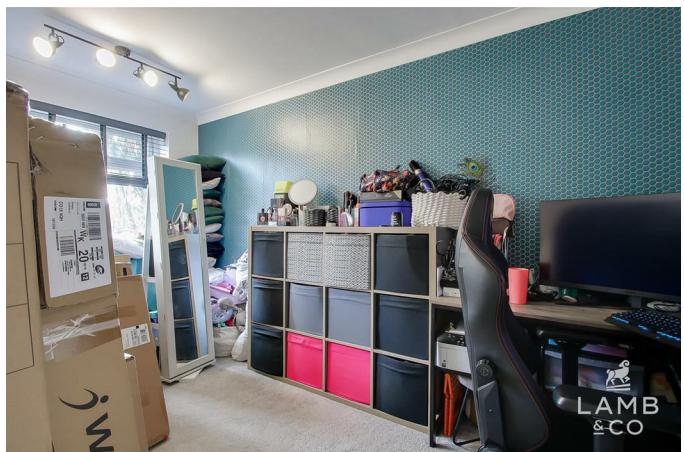
DINING ROOM

14'2" 8'7" (4.32m 2.62m)



BEDROOM THREE

14'00" 7'00" (4.27m 2.13m)



SHOWER ROOM

8'5" 4'4" (2.57m 1.32m)



BEDROOM TWO

11'5" 8'2" (3.48m 2.49m)



OUTSIDE REAR



BEDROOM ONE

11'5" 11'5" (3.48m 3.48m)



OUTSIDE

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: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

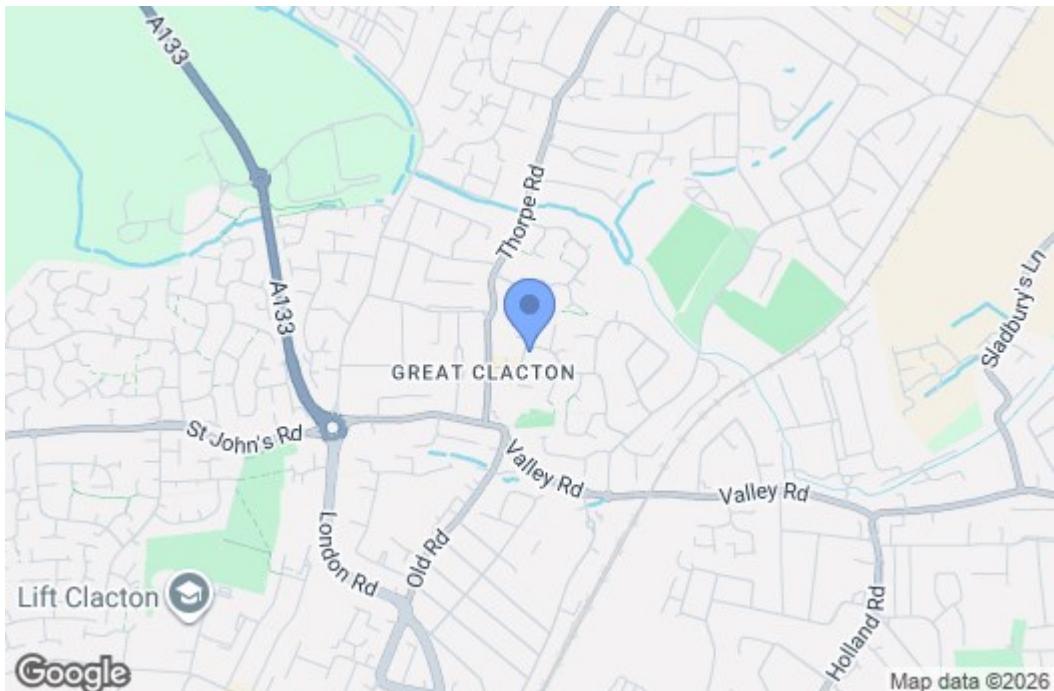
Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: East

Map

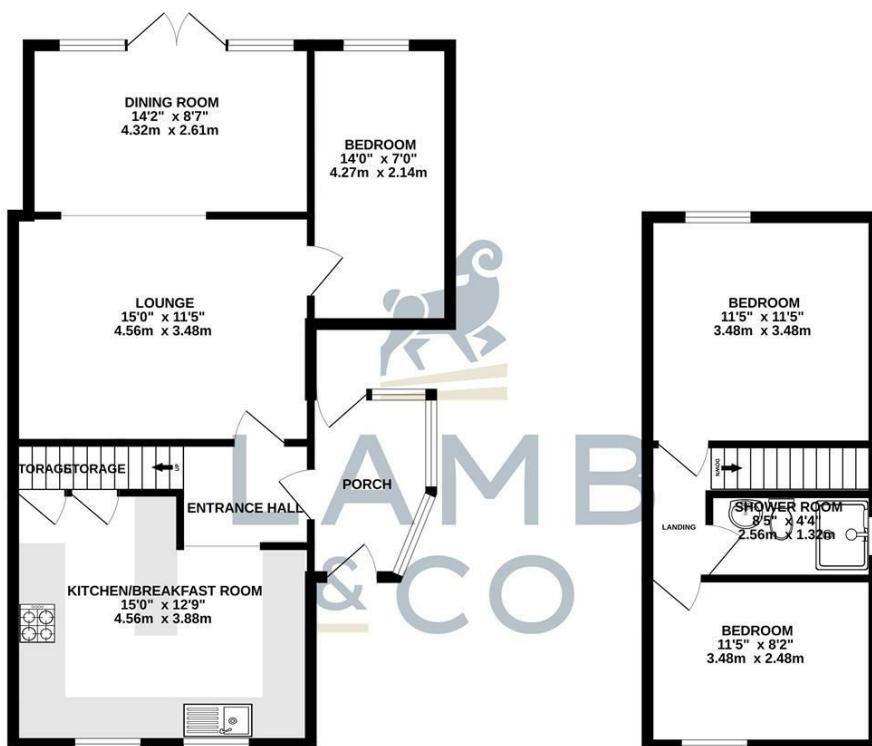


EPC Graphs

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Floorplan



TOTAL FLOOR AREA: 972 sq.ft. (90.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate. This representation is given in good faith, but any omission or mis-statement is not a misrepresentation. This plan is for illustrative purposes only and should be treated as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with Measure 2000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.