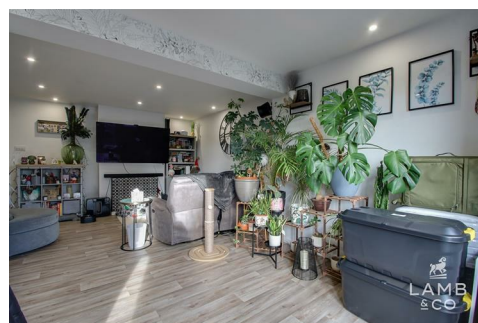




LAMB & CO

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RAVENSDALE, 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
- Great Clacton
- No Onward Chain
- Dining Room
- Garage & Off Road Parking
- EPC - D

ENTRANCE HALL

KITCHEN/BREAKFAST ROOM

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



LOUNGE

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



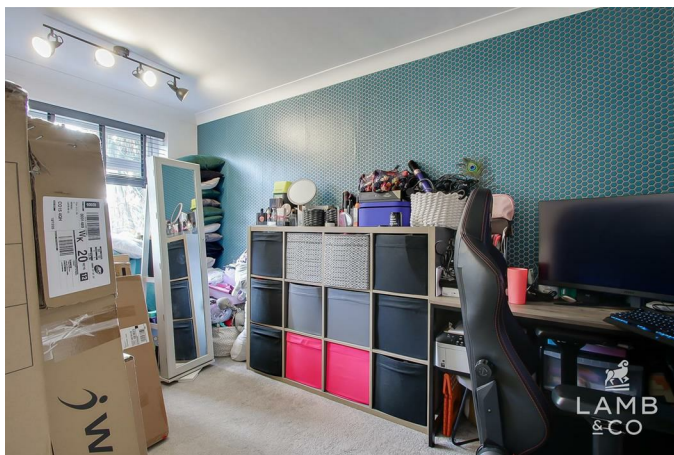
DINING ROOM

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)



BEDROOM ONE

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



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.

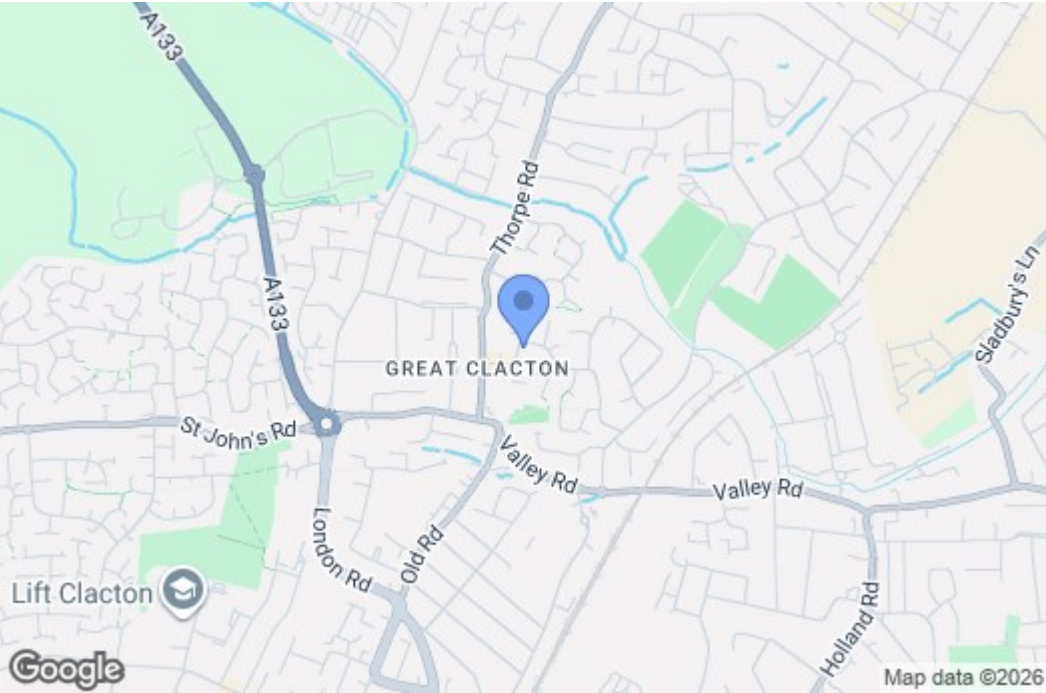
AML

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: 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

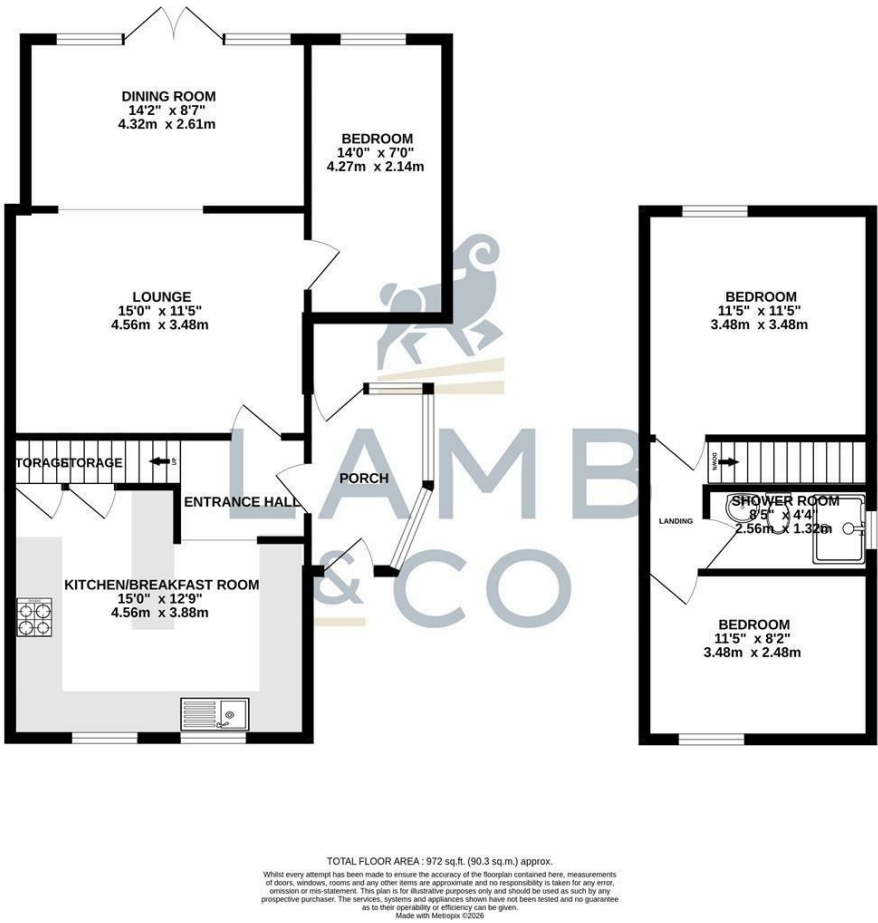
Map



EPC Graphs



Floorplan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.