



LAMB & CO

Call us on 01255 422 240
Inspired by property, driven by passion.



BRANSTON ROAD, CLACTON-ON-SEA, CO15 3HE PRICE £220,000

Ideal for first-time buyers, this two-bedroom property offers two reception rooms, two bathrooms, and a sizeable rear garden. Conveniently located close to local amenities and offered with no onward chain, it presents an excellent opportunity for a hassle-free move.

- Two Bedrooms
- Two Bathrooms
- No Onward Chain
- Proximity to Local Amenities
- Two Reception Rooms
- EPC-D

Opening paragraph

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

ENTRANCE HALLWAY



LOUNGE

14'0 x 10'7 (4.27m x 3.23m)



KITCHEN

9'0 x 6'0 (2.74m x 1.83m)



SITTING/DINING ROOM

12'0 x 10'0 (3.66m x 3.05m)



WET ROOM

10'3 x 3'9 (3.12m x 1.14m)



FIRST FLOOR

BATHROOM

9'7 x 7'2 (2.92m x 2.18m)



BEDROOM TWO

12'2 x 10'0 (3.71m x 3.05m)



BEDROOM ONE

16'2 x 12'0 (4.93m x 3.66m)



OUTSIDE

OUTSIDE REAR



Material Information

Council Tax Band: B

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: EE, Three, Vodafone & O2

Construction: Conventional

Restrictions: N/A

Rights & Easements: N/A

Flood Risk: Service Water- Low - Rivers & Sea-
Very Low

Additional Charges: N/A

Seller's Position: No Onward Chain

Garden Facing: West/North

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.

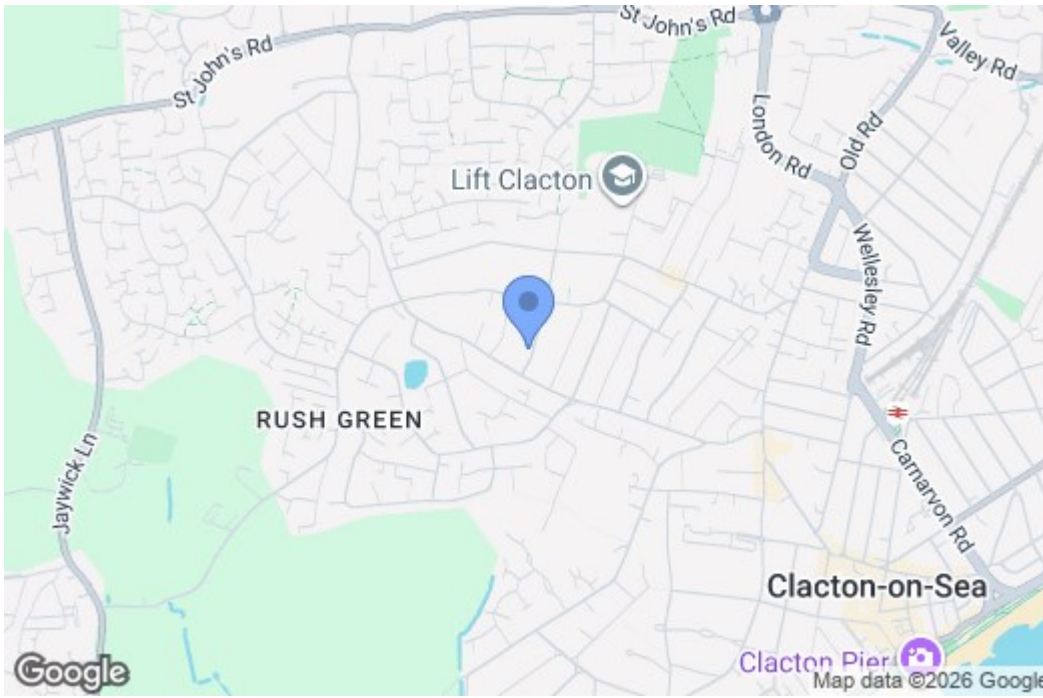
AML

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.



Map

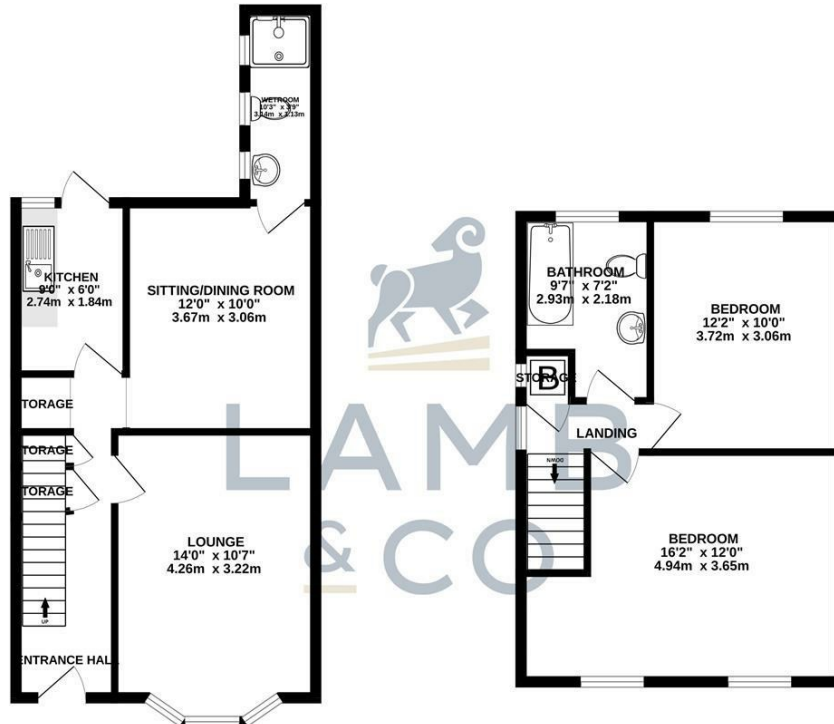


EPC Graphs

| 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 : 858 sq.ft. (79.7 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.
 Made with Metrepx ©2026

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.