



LAMB & CO

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CLACTON ROAD, CLACTON-ON-SEA, CO16 8PT

PRICE £250,000

Located in the charming and historic village of St Osyth, this two-bedroom semi-detached house is offered for sale with no onward chain, providing an ideal opportunity for a smooth and straightforward purchase. The property features a comfortable living room, a fitted kitchen, and two well-proportioned bedrooms, offering practical and versatile accommodation. Outside, there is off-road parking to the rear, making it perfectly suited to first-time buyers, downsizers, or investors.

- Two Bedrooms
- Off Road Parking To The Rear
- St Osyth
- Ideal First Time Buy
- No Onward Chain
- EPC - D

ENTRANCE HALL

LOUNGE

16'2" 10'7" (4.93m 3.23m)



KITCHEN/DINER

16'2" 10'7" (4.93m 3.23m)



BEDROOM TWO

16'2" 10'5" (4.93m 3.18m)



BATHROOM

7'4" 5'5" (2.24m 1.65m)



BEDROOM ONE

16'3" 10'11" (4.96 3.35)



OUTSIDE

Please note that there is no drop kerb to the front of the property.

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: C

Heating: Gas

Services: All Mains

Broadband: Superfast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

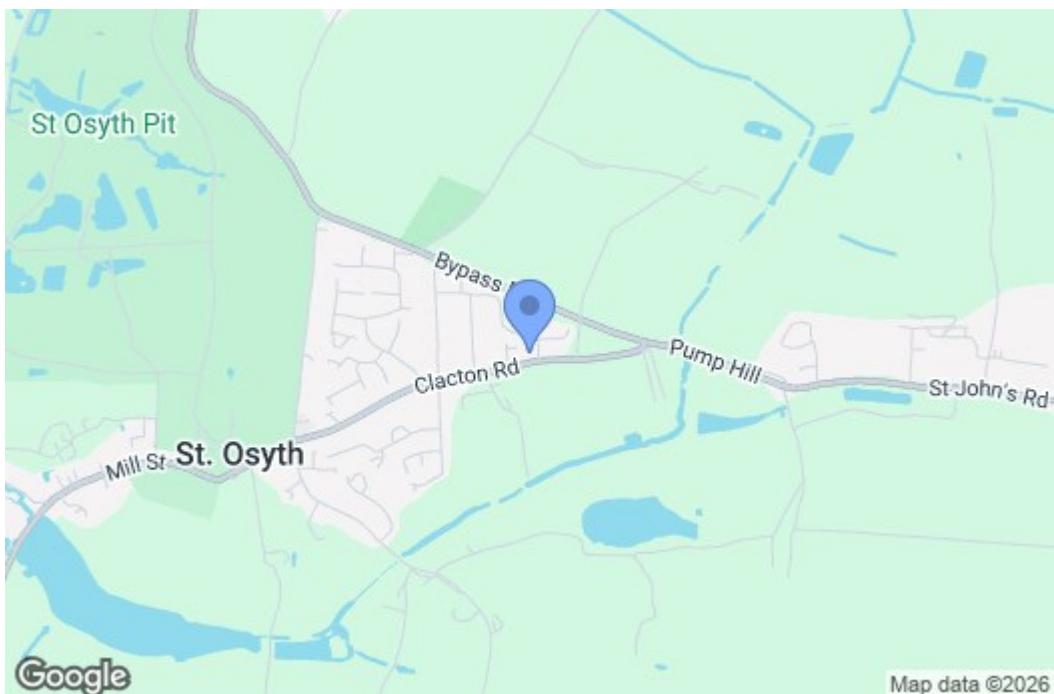
Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: North

Map

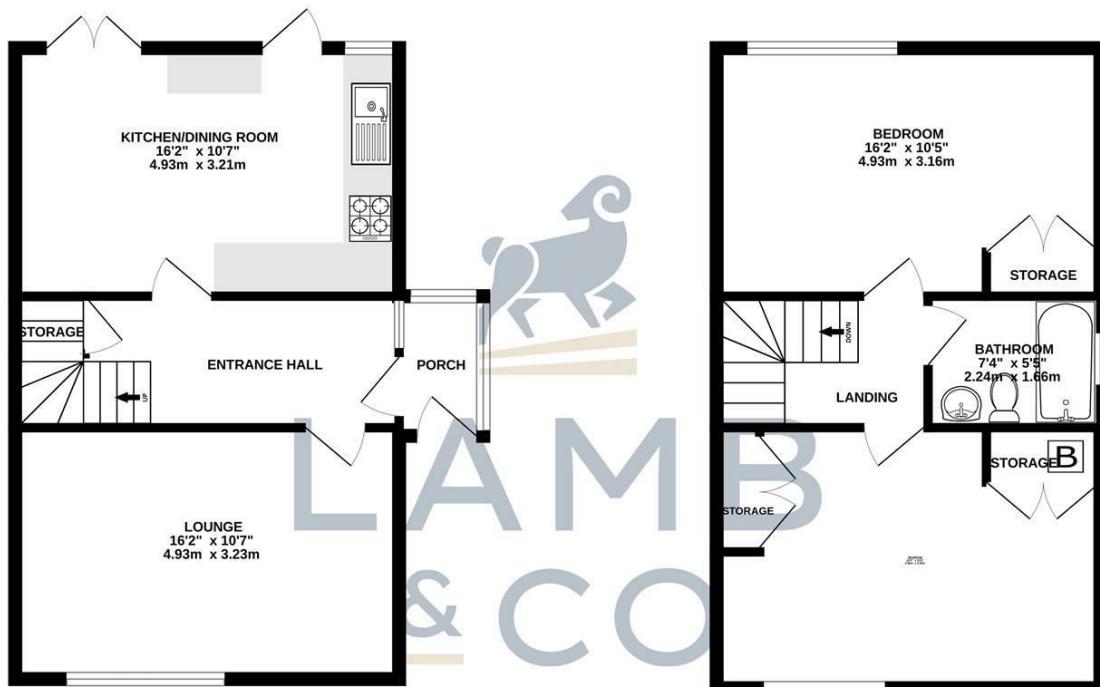


EPC Graphs

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 : 888 sq.ft. (82.5 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 equipment have not been tested and no guarantee as to their operability or efficiency can be given.

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