



LAMB & CO

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Inspired by property, driven by passion.



**OLD ROAD, CLACTON-ON-SEA, CO15 3LT**

**PRICE £190,000**

A well-proportioned two-bedroom semi-detached home in Clacton-on-Sea, offering comfortable accommodation and great potential in a popular coastal town location. This property is ideal for first-time buyers, downsizers or investors alike.

- Two Bedrooms
- Ideal First Time Buy
- No Onward Chain
- Well Presented
- Dining Room
- EPC - E

## ENTRANCE HALL

## LOUNGE

12'7" 11'00" (3.84m 3.35m)



## DINING ROOM

12'6" 10'00" (3.81m 3.05m)



## KITCHEN

12'7" 11'6" (3.84m 3.51m)



## W.C

4'8" 3'5" (1.42m 1.04m)

## BATHROOM

11'00" 6'5" (3.35m 1.96m)

## BEDROOM TWO

12'7" 1'00" (3.84m 0.30m)

## BEDROOM ONE

12'6" 11'2" (3.81m 3.40m)

## 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: A

Heating: Gas

Services: All Mains

Broadband: Ultrafast

Mobile Coverage: Good

Construction: Conventional

Restrictions: No

Rights & Easements: No

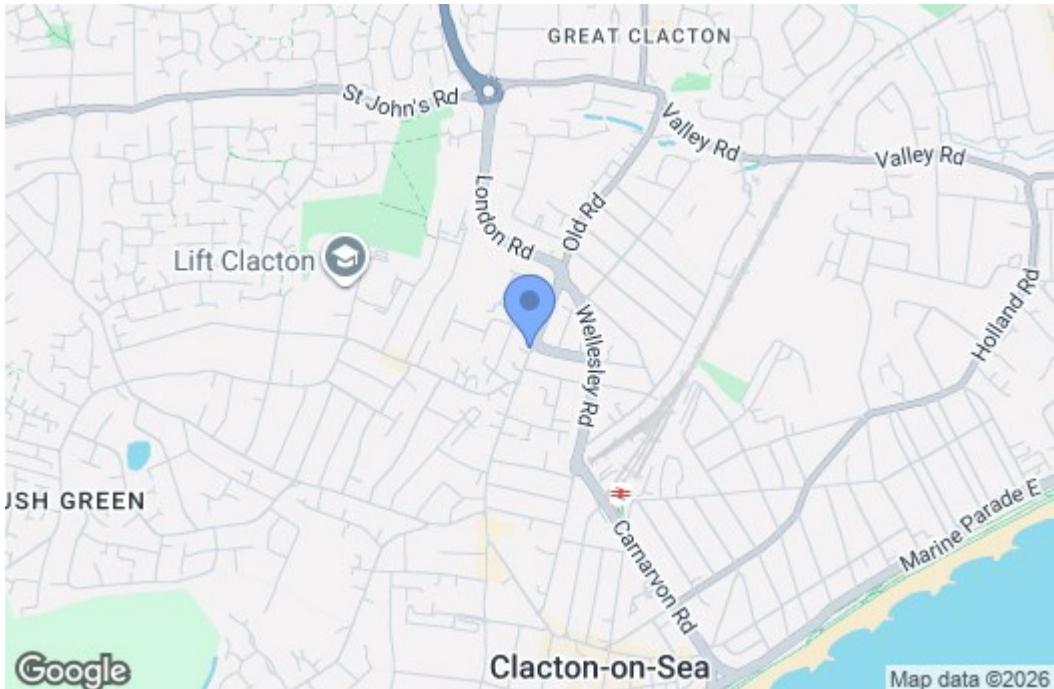
Flood Risk: Low

Additional Charges: No

Seller's Position: No Onward Chain

Garden Facing: West

## Map

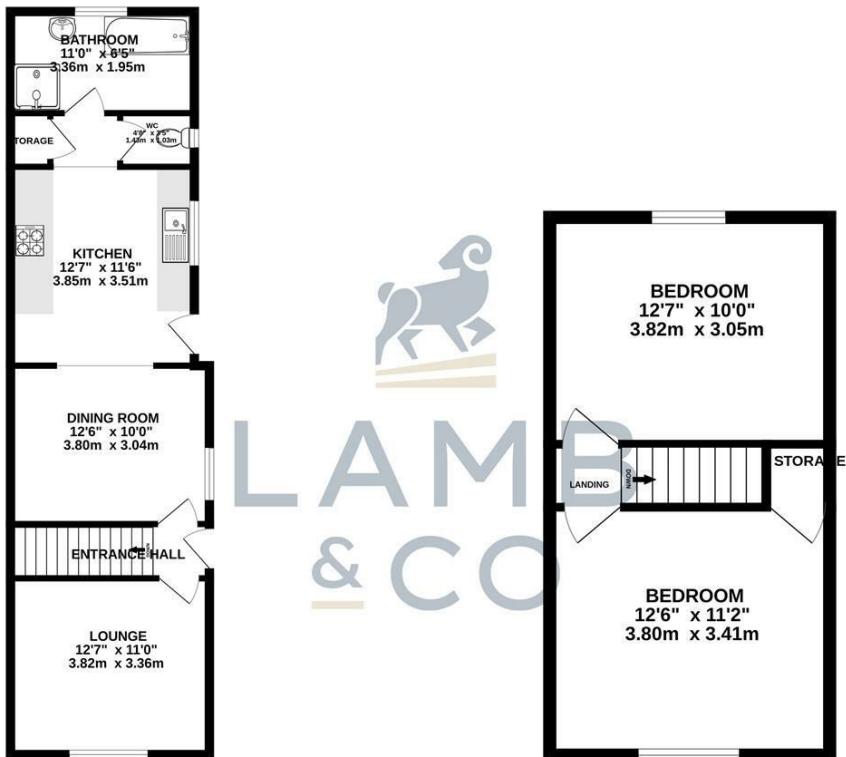


## EPC Graphs

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Floorplan



TOTAL FLOOR AREA: 868 sq ft. (80.7 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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Homeplan 2008

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.