



LAMB & CO

Clacton-on-Sea

52 Station Road
Clacton-on-Sea
Essex CO15 1SP

01255 422240

St Osyth

11 Clacton Road
St Osyth
Essex CO16 8PA

01255 820424

Thorpe-Le-Soken

High Street
Thorpe-Le-Soken
Essex CO16 0EA

01255 862332

Harwich

286 High Street
Harwich
Essex CO12 3PD

01255 442505



LONDON ROAD, CLACTON-ON-SEA, CO15 3SN

GUIDE PRICE £230,000

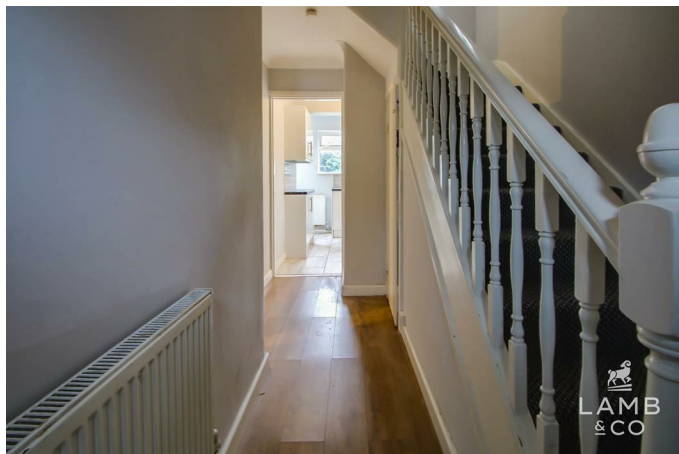
Guide Price £230,000-£240,000 This ideal first time home is well-presented throughout and positioned within local shops and approx half a mile from the mainline train station. Boasting a spacious lounge/diner, generous garden space and off-road parking. Sold with no onward chain.

- Three Bedrooms
- Off-Road Parking
- No Onward Chain
- Generous Garden
- Spacious Lounge/Diner
- EPC E

Accommodation comprises with approximate room sizes as follows:

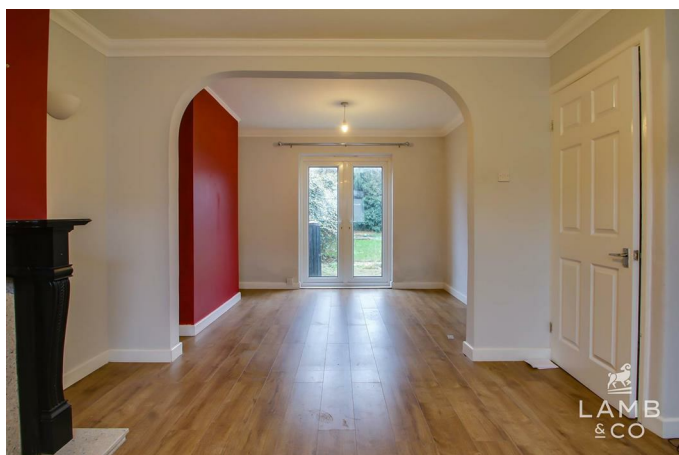
Entrance door to:

ENTRANCE HALLWAY



LOUNGE/DINER

20'1 x 12'6 (6.12m x 3.81m)



KITCHEN

12'2 x 8'7 (3.71m x 2.62m)



FIRST FLOOR

BATHROOM

7'3 x 7'1 (2.21m x 2.16m)



BEDROOM TWO

11'3 x 8'10 (3.43m x 2.69m)



OUTSIDE

OUTSIDE REAR



BEDROOM ONE

11'3 x 10'11 (3.43m x 3.33m)



Agents Note Sales

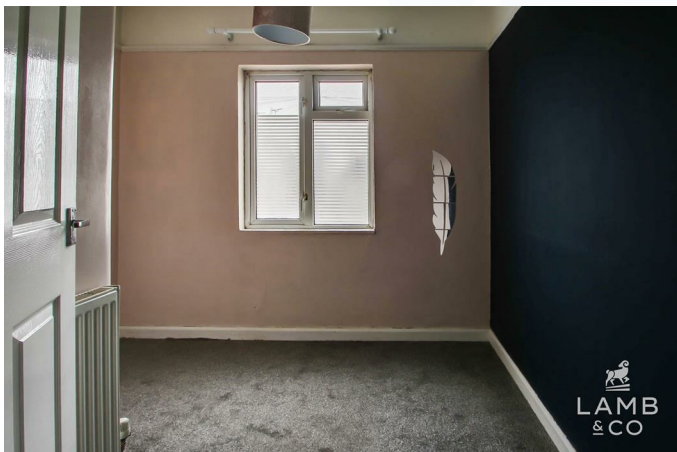
PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

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.

BEDROOM THREE

8'5 x 7'2 (2.57m x 2.18m)



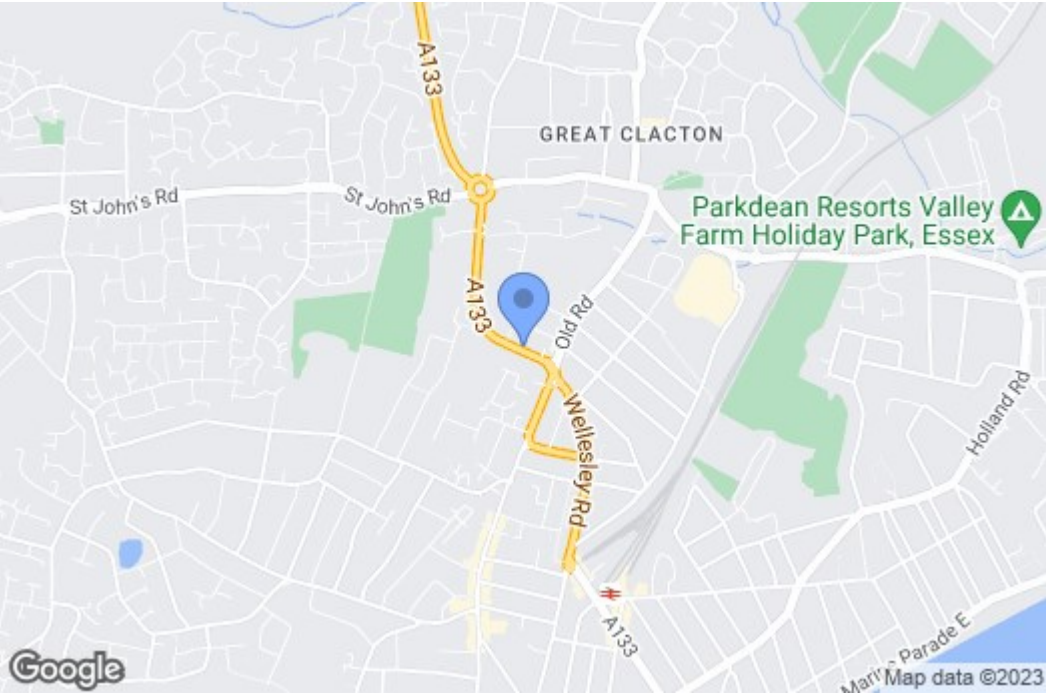
Additional Information Clacton

Council Tax Band: B

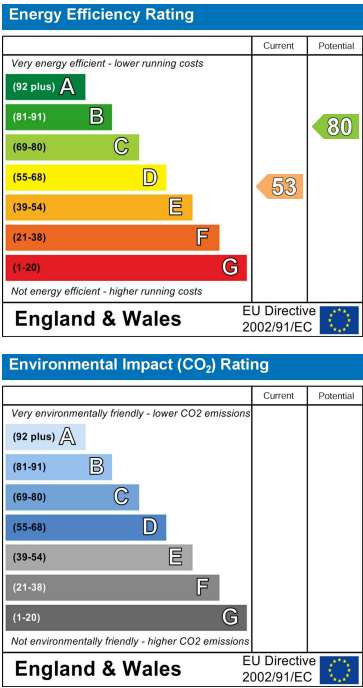
Heating: Gas

Seller's Position: No onward chain

Map



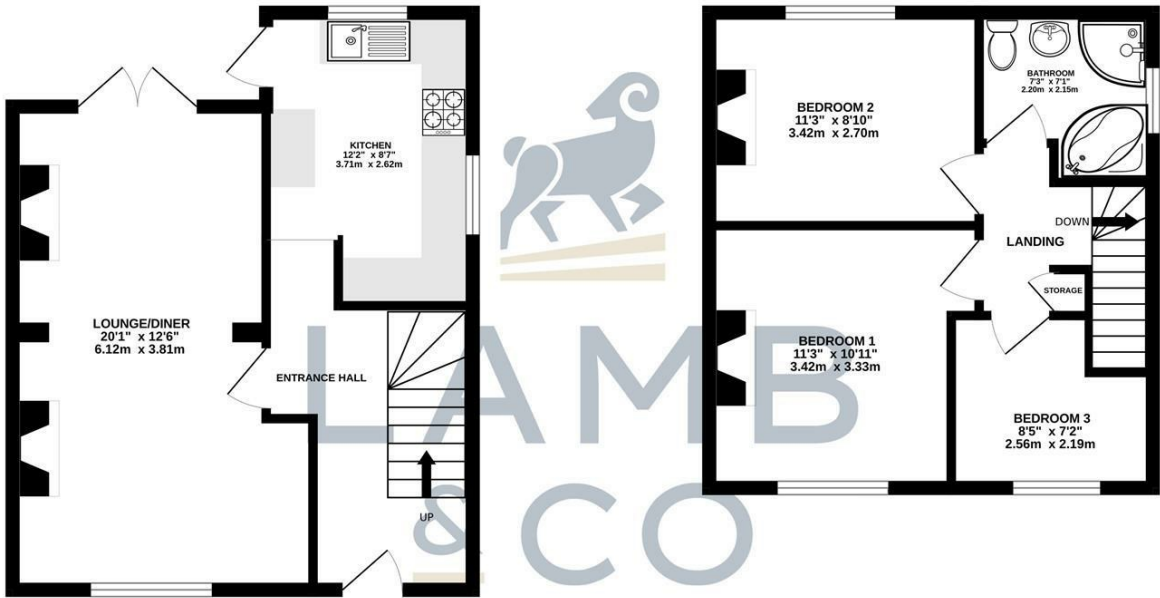
EPC Graphs



Floorplan

GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 754 sq.ft. (70.1 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.
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